

N. J. DOCUMENTS  
NEWARK LIBRARY

# MARKETABILITY MATERIAL FOR URBAN LAND INSTITUTE PANEL

second meeting  
September 20, 21, 22, 1965

COMMUNITY  
RENEWAL  
PROGRAM  
HOUSING AUTHORITY OF THE CITY OF NEWARK, N.J.

CITY OF NEWARK, NEW JERSEY

Hugh J. Addonizio, Mayor

CITY COUNCIL

Ralph A. Vallani, President  
Frank Addonizio  
Lee Bernstein  
Michael A. Bontempo  
John A. Brady  
Anthony Giuliano  
Philip E. Gordon  
Joseph V. Melillo  
Irvine I. Turner

HOUSING AUTHORITY OF THE CITY OF NEWARK

Rev. Thomas J. Finnegan, Chairman

COMMISSIONERS

Theodore P. Pettigrew, Vice Chairman  
Raymond F. Stabile, Treasurer  
Irving Rosenberg  
William F. Purcell, Sr.  
Dr. Jack G. Siegel

Louis Danzig, Executive Director  
Alfred J. Walker, Director of Urban Renewal

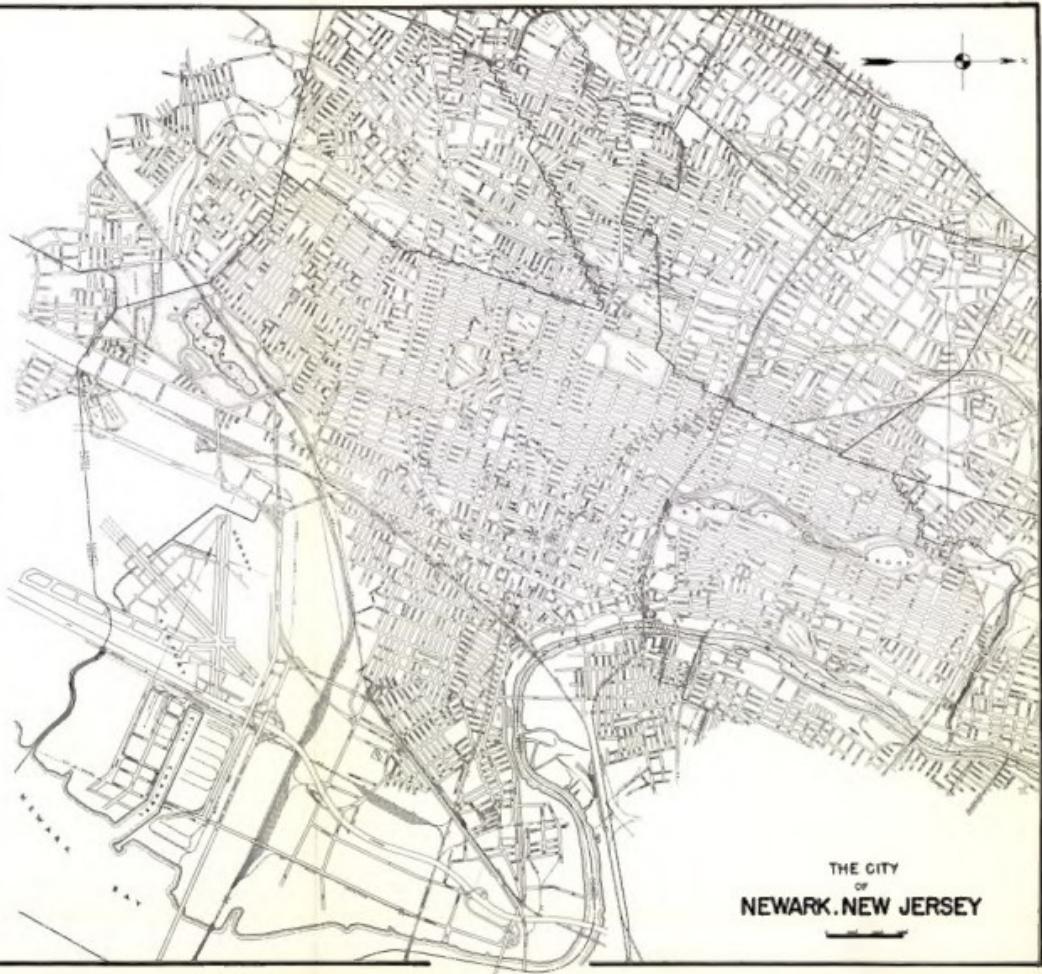
This study was undertaken by the Housing Authority of the City of Newark with the financial assistance and cooperation of the Urban Renewal Administration of the Housing and Home Finance Agency as authorized under Sec. 103 of the Housing Act of 1949, as amended, and the financial assistance and cooperation of the Department of Conservation and Economic Development of the State of New Jersey.

Urban Renewal Division Staff on CRP  
Newark Housing Authority

Administration:	Walter Schmidt Joseph D'Alessio
Planning:	George Chranewycz
Drafting:	Lewis Dennis Joseph Ponzio

Consultants:

Principal Consultant:	JOHN BEGGS, P.E. and ASSOCIATES
Marketability and Land Use:	URBAN LAND INSTITUTE
Financial:	FIRST NATIONAL BANK OF BOSTON
Highway and Mass Transit:	WILBUR SMITH, ASSOCIATES
Relocation:	JOSEPH NEVIN, COMMUNITY HOUSING & PLANNING ASSOC., INC.
Economic Base:	DIVISION OF BUSINESS RESEARCH, SETON HALL UNIVERSITY
General Planning:	NEWARK CENTRAL PLANNING BOARD



THE CITY  
OF  
**NEWARK, NEW JERSEY**

# HOUSING AUTHORITY OF THE CITY OF NEWARK

57 SUSSEX AVENUE • NEWARK • NEW JERSEY • 07103

TELEPHONE: 622-1630



## Commissioners:

REV. THOMAS J. FINNEGAN, Chairman  
THEODORE P. PETTIGREW, Vice Chairman  
RAYMOND P. STABILE, Treasurer  
IRVING ROSENBERG  
WILLIAM F. MURKELL, SR.  
DR. JACK S. SIEGEL

LOUIS DANZIG, Executive Director

August 25, 1965

Urban Land Institute  
Washington, D. C.

Gentlemen:

Accompanying is the revised Community Renewal Program for Newark for consideration of your panel at the sessions of September 20 and 21.

In compiling this program we have considered the recommendations, requests, and opinions expressed at the first panel sessions in November 1964, and in your subsequent report. We have also considered material and information which have become available since the first panel meeting.

We ask that you advise us in regard to marketability of the Urban Renewal sites under the land uses and conditions proposed in the Urban Renewal Plans.

Yours truly,

*Alfred J. Walker*  
Alfred J. Walker  
Director of Urban Renewal

## FOREWORD

The revised Community Renewal Program which follows conforms to the major recommendations of the Urban Land Institute made after the meetings last November in regard to the preliminary Program considered at that time.

The revised Program accelerates provision of sites for industrial and commercial use. No substantial new retail uses are proposed but neighborhood shopping will be re-established where it is dislocated by redevelopment. This revised Program also provides for downtown residential development in the South Broad and St. Michael's Urban Renewal Project areas. These changes are in accord with the report of the Panel.

The revised Program also takes into account important new decisions made by related agencies. As a result of a recent agreement among city, state and federal officials, the timing of the three thruways to be built in Newark has been greatly advanced. The East-West Thruway (FAI-280) now in East Orange, will be under development in Newark in 1966. Route FAI-78 is expected to start at the Newark Airport in the same year for completion by 1973. The Midtown Connector (SF-75) will be constructed in the 1970-1975 period.

Urban Renewal Projects are proposed for development along the routes of these thruways at approximately the same time when the thruways will be under construction.

The Newark Board of Education has recently completed a preliminary school construction plan. On that account, the Camden Street School Urban Renewal Project has been included in these proposals. A blighted site will be cleared by the Project for the school. The cost of the school will be eligible as a supporting facility for the Project to make up the local share of net project cost. This close coordination of essential public work with an urban renewal project gives substantial aid to the success of both undertakings.

The revised Community Renewal Program outlines the urban renewal activities to be undertaken in the City during the 12 year period, 1966-1978, according to the current outlook. The Program is, of course, subject to modification as circumstances change.

As proposed, the Program does not cover the entire City. In Newark, the need for renewal is so great that some parts of the City (about 1,000 acres) could not reasonably be included in a 12 year period. It was considered unrealistic, however, to make projections beyond this period because of many variables. Nevertheless, it is confidently asserted that the declining trend in the City will be completely reversed by carrying out the proposals of the Community Renewal Program.

The revised Community Renewal Program comprises 28 urban renewal projects and a conservation program for about 3,500 acres. Included in these urban renewal projects are 15 projects now in the existing program of which 6 are in execution and 9 are in various stages of planning and processing. Most of these 15 projects,

which are located in severely blighted areas surrounding the central core of the City, involve substantial clearance. One project in execution, Lower Clinton Hill (C.R.P. #3), is primarily conservation and rehabilitation. All these projects were examined last November but, in a few cases, boundaries and land uses have been altered since then.

The revised Program also includes 13 other urban renewal projects, of which 5 require major clearance and 8 may require spot clearance with conservation and rehabilitation. The latter projects are located along the routes of the federally-aided arterial highways.

The revised Program also proposes extensive conservation in the outer sections of the City through code enforcement, rehabilitation and spot clearance to be undertaken concurrently with the urban renewal projects listed above. In these activities, all possible use will be made of the new aids now available under the provisions of the Housing and Urban Development Act of 1965.

In order to facilitate the evaluation of the total Program, four schedules are presented which summarize capital grant requirements, residential redevelopment, industrial and commercial development and the effect of the program on real estate taxes.

The Commercial-Industrial Development Chart shows an estimate of non-residential development which the urban renewal sites could accommodate. Industrial includes light and heavy industry and service facilities. Commercial includes offices, light industry and commercial services. Retail use indicated is for replacement of local shopping and service facilities or to serve new residential, commercial and industrial development. Alternate use for some indicated office usage would be light industry or F.H.A. 220 residential.

The Residential Development Chart gives an estimate of the amount and type of residential development which appears feasible for the Urban Renewal areas under local conditions and land use proposals. The total of all new residential units proposed exceeds the number of units to be demolished by about 5,000 dwellings. (The November Program assumed no increase) A full range of rentals is provided for. Currently, 443 apartments under F.H.A. Sec. 220 are nearing completion on the Hill Street site (C.R.P. #5). Almost 1,000 dwellings under F.H.A. Sec. 221(d)(3) are completed or under construction in the Old Third Ward Urban Renewal Project (C.R.P. #1).

Local Grant Requirements Chart for the proposed Program shows a cost to the City of approximately 7 million dollars per year including provision for the projects along arterial highways. This includes cash and non-cash grants. The ineligible portions of capital improvements must also be provided by the City and careful coordination of the City's Capital Improvement Program with the Urban Renewal Program is essential. A thorough analysis of the present regulations and policies concerning project improvements credits particularly in regard to City-wide improvements and educational facilities will be undertaken in the final phase of this C.R.P. Study.

The Real Estate Tax Chart shows what the estimated net difference (after vs. before renewal) in tax receipts would be, if the Community Renewal Program is carried out. Assuming that tax abatement will have to be granted for re-development, taxes after renewal are estimated at 50 percent of normal. In spite of this reduction, if municipal bonds are issued to finance urban renewal, the increase in tax receipts will carry the bonds after the 5th or 6th year.

SUPPORTING REPORTS:

Appendix 1 is a preliminary report indicating the feasibility of accomplishing the relocation of families resulting from the 12 year program. Consideration was also given to displacements by thruways, code enforcement and other governmental actions.

Under separate cover, is a report by Wilbur Smith Associates on the relation of the program to the arterial highway and street systems and to mass transit facilities.

Also under separate cover, is a report by First National Bank of Boston on the financial feasibility of the 12 year program.

TABLE OF CONTENTS

ITEM	PAGE NO.
Projected Program	1
Predominant Land Uses	2
Map of Projects and Highways	Facing 2
CRP #1 Old Third Ward, NJ R-6	3
CRP #2 Central Ward, NJ R-32	5
CRP #3 Lower Clinton Hill, NJ R-38	7
CRP #4 Newark Colleges Expansion, NJ R-45	9
CRP #5 Hill Street, NJ R-49	11
CRP #6 Educational Center, NJ R-50	13
CRP #7 South Broad, NJ R-52	15
CRP #8 Newark Plaza, NJ R-58	17
CRP #9 Essex Heights (1st Stage), NJ R-62	19
CRP #10 Fairmount, NJ R-72	21
CRP #11 Industrial River, NJ R-121	23
CRP #12 St. Benedict's, NJ R-123	25
CRP #13 Essex Heights (2nd Stage), NJ R-141	27
CRP #14 St. Michael's, NJ R-156	29
CRP #15 South Broad (2nd Stage), NJ R-168	31
CRP #16 South Broad Industrial <i>NJR-182</i>	33
CRP #17 Orange Street West (I-280)	35
CRP #18 Orange Street East (I-280)	37
CRP #19 Weequahic North (I-78)	39
CRP #20 Camden St. School	41
CRP #21 South Broad (3rd Stage)	43
CRP #22 City Line (I-78)	45
CRP #23 Wolcott (I-78)	47
CRP #24 Bergen (I-78)	49
CRP #25 Belmont (I-78)	51
CRP #26 Performing Arts	53
CRP #27 Raymond Blvd.	55
CRP #28 Midtown Connector - 18 Essex Heights (3rd Stage)	57
Conservation Program	59
Summary Schedules (4 Schedules)	61
Relocation	Appendix 1

PROJECTED PROGRAM

1966 - 1978

# 1	OLD THIRD WARD, NJ R-6	In Execution
# 2	CENTRAL WARD, NJ R-32	In Planning - Part I
# 3	LOWER CLINTON HILL, NJ R-38	In Execution
# 4	NEWARK COLLEGES EXPANSION, NJ R-45	In Execution
# 5	HILL STREET, NJ R-49	In Execution
# 6	EDUCATIONAL CENTER, NJ R-50	In Planning - Part II
# 7	SOUTH BROAD, NJ R-52	In Execution
# 8	NEWARK PLAZA, NJ R-58	In Execution
# 9	ESSEX HEIGHTS(1st Stage) NJ R-62	In Execution
#10	FAIRMOUNT, NJ R-72	In Planning - Part I
#11	INDUSTRIAL RIVER, NJ R-121	In Planning - Part I
#12	ST. BENEDICT'S, NJ R-123	In Planning - Part I
#13	ESSEX HEIGHTS (2nd Stage) NJ R-141	In Planning - Part I
#14	ST. MICHAEL'S, NJ R-156	In Planning - Part I
#15	SOUTH BROAD (2nd Stage) NJ R-168	In Planning - Part I
#16	SOUTH BROAD INDUSTRIAL	Survey and Planning
#17	ORANGE ST. WEST (I-280)	Proposed
#18	ORANGE ST. EAST (I-280)	Proposed
#19	WEEQUAHIC NORTH (I-78)	Proposed
#20	CAMDEN ST. SCHOOL	Proposed
#21	SOUTH BROAD (3rd Stage)	Proposed
#22	CITY LINE (I-78)	Proposed
#23	WOLCOTT (I-78)	Proposed
#24	BERGEN (I-78)	Proposed
#25	BELMONT (I-78)	Proposed
#26	PERFORMING ARTS	Proposed
#27	RAYMOND BLVD.	Proposed
#28	MIDTOWN CONNECTOR- ESSEX HEIGHTS (3rd Stage)	Proposed

C.R.P.#NAME OF PROJECTPREDOMINANT LAND USESEXISTINGPROPOSED

#1	OLD THIRD WARD, NJ R-6	Res. w/Retail	Res. w/Retail, Pub.
#2	CENTRAL WARD, NJ R-32	Ind. w/Res.	Ind., w/Res.
#3	LOWER CLINTON HILL, NJ R-38	Residential	Residential
#4	NEWARK COLLEGES EXPANSION, NJ R-45	Res., Comm., Ind.	Educational College
#5	HILL STREET, NJ R-49	Res., Comm.	Res., Comm.
#6	EDUCATIONAL CENTER, NJ R-50	Ind., Res., Comm.	College, Comm.
#7	SOUTH BROAD, NJ R-52	Res., Comm., Retail	Res., Comm.
#8	NEWARK PLAZA, NJ R-58	Comm., Ind.	Commercial
#9	ESSEX HEIGHTS (1st Stage) NJ R-62	Comm., Res.	Comm., Res.
#10	FAIRMOUNT, NJ R-72	Res., Ind., Public	Ind., Public, Res.
#11	INDUSTRIAL RIVER, NJ R-121	Ind., Res.	Industrial
#12	ST. BENEDICT'S, NJ R-123	Res., Comm., Public	Comm., Public
#13	ESSEX HEIGHTS (2nd Stage), NJ R-141	Res., Comm., Retail	Comm., Retail, Res.
#14	ST. MICHAEL'S, NJ R-156	Res., Comm., Ind., Pub.	Comm., Res., Public
#15	SOUTH BROAD (2nd Stage), NJ R 168	Res., Comm.	Res., Comm.
#16	SOUTH BROAD INDUSTRIAL	Ind., Res.	Industrial
#17	ORANGE ST. WEST (I-280)	Res., Public	Hwy., Res., Public
#18	ORANGE ST. EAST (I-280)	Res., Ind.	Hwy., Industrial
#19	WEEQUAHIC NORTH, (I-78)	Res., Ind.	Hwy., Ind., Res.
#20	CAMDEN ST. SCHOOL	Residential	Public, Res.
#21	SOUTH BROAD (3rd Stage)	Res., Retail	Residential
#22	CITY LINE (I-78)	Residential	Hwy., Res.
#23	WOLCOTT (I-78)	Residential	Hwy., Res.
#24	BERGEN (I-78)	Residential	Hwy., Res.
#25	BELMONT (I-78)	Residential	Hwy., Res.
#26	PERFORMING ARTS	Res., Comm., Ind.	Pub., Ind., Comm.
#27	RAYMOND BLVD.	Ind., Comm.	Comm., Public
#28	MIDTOWN CONNECTOR	Comm., Ind., Res.	Hwy., Res., Ind., Comm.
	ESSEX HEIGHTS (3rd Stage)		



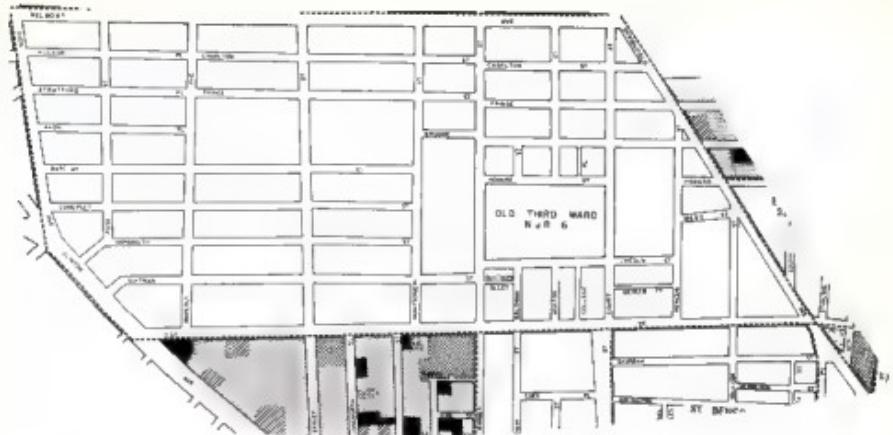
COMMUNITY RENEWAL PROGRAM AND HIGHWAY PLAN  
NEWARK, NEW JERSEY



CRP #1  
OLD THIRD WARD  
NJ R-6



This project of some 200 acres is in execution. It has a Federal grant of \$17,773,005 but a further Federal grant of about \$6,000,000 is now being requested. Two Public Housing Projects, a large new elementary school and expansion of another existing school have been completed. Under construction currently are approximately 460 Units of F.H.A. 221(d)(3) middle-income housing and a new swimming pool. The completion of this project's renewal activities is dependent on construction of the north-south Midtown connector highway. At completion, the project will contain areas of retail-commercial activities, additional middle-income housing, expansion of churches and other public and semi-public institutions, and a new neighborhood Park. A well balanced residential neighborhood will be created, providing relocation housing for displaced families. Completion will include almost 7,000 new dwelling units (of which 3,675 now exist) and adequate new retail and service facilities.



#### PROJECT DATA

##### PREDOMINANT LAND USE

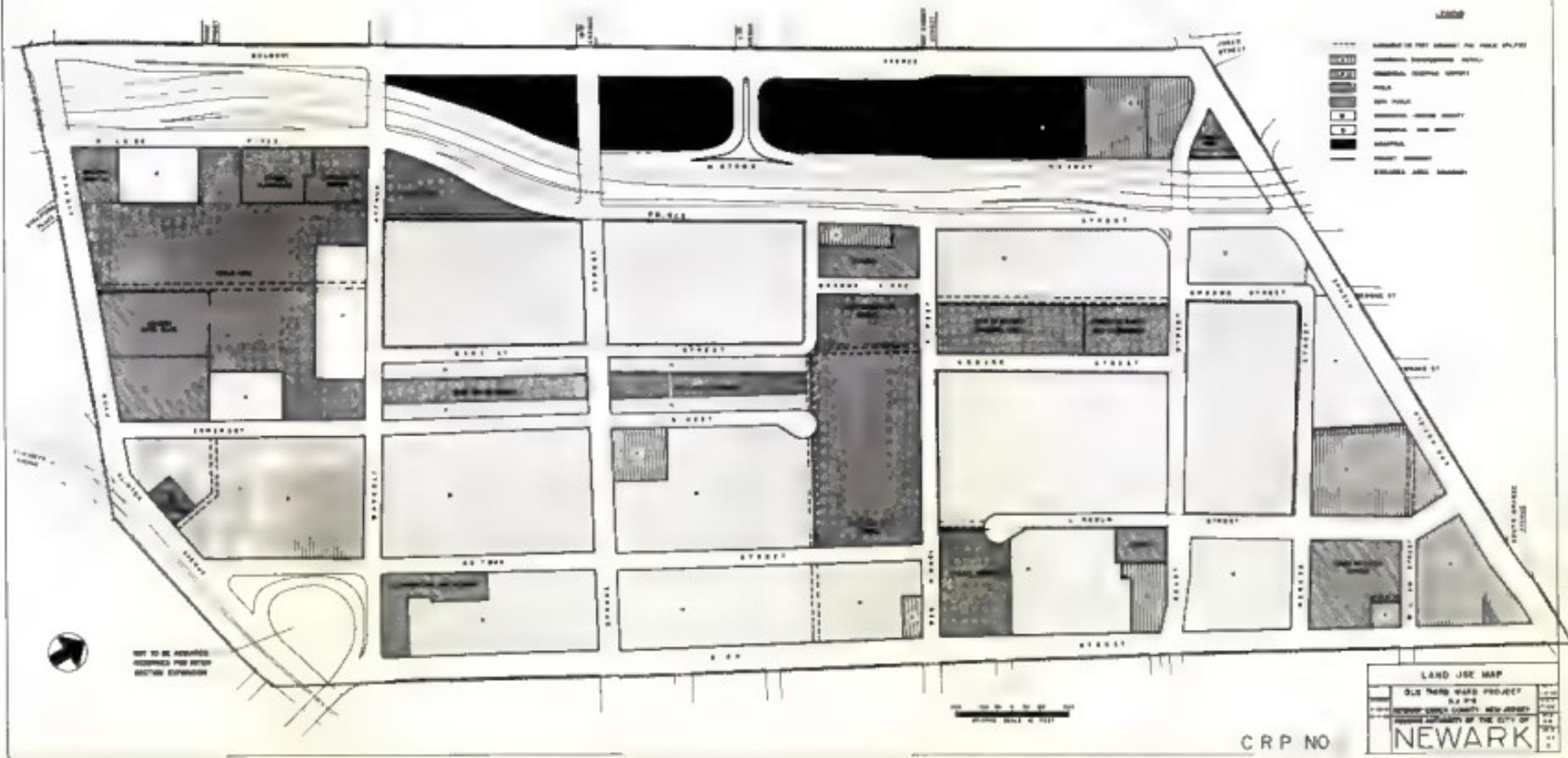
Existing	Proposed	Local Grant	\$11,843,914.
Residential, Retail	Residential, Retail, Public	Federal Grant	\$25,071,564.
		Non-cash	\$ 7,722,579.

##### LAND USE TABULATION

###### EXISTING

###### PROPOSED

	Acreage	Number	Acreage	Development
Residential	108.5	7765 D.U.	83.3	6,495 D.U. 2,820 221(d)(3) 2,900 Pub. Hsg.
Commercial	18.2	495 Bus.	26.2	Rtl. 500,000 sffa
Industrial	5.5	14 Ind.	5.5	All retained
Public- Semi-Public	18.2	Schools, Playgrounds, Parks, Churches	41.5	Schools Playgrounds, Parks, Churches
Art. Highway	0		21.0	
Streets	85.6		79.3	
Other				

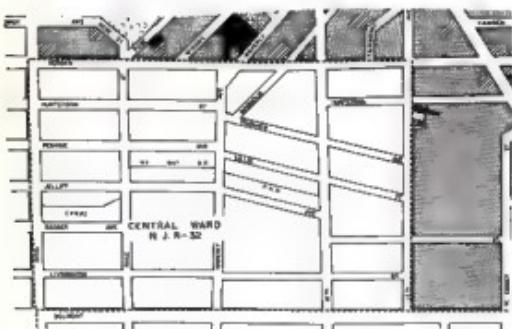


CRP #2  
CENTRAL WARD PROJECT  
N.J. R-32



This project aggregates 97 acres and is now in planning with a Federal grant reservation of \$10,337,032. The processing of this project was delayed by litigation which is now concluded in favor of continuation of urban renewal activities. Eventually, redevelopment of the area will result in the retention of many of the existing structures and the introduction of new industrial, residential, commercial and public uses. About 500,000 square feet floor area of new retail and service and up to 3,000,000 square feet floor area of light industrial usage is provided for.

## PROJECT DATA



### PREDOMINANT LAND USE

Existing	Proposed
Residential, Commercial	Light Ind., Residential

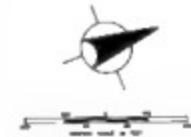
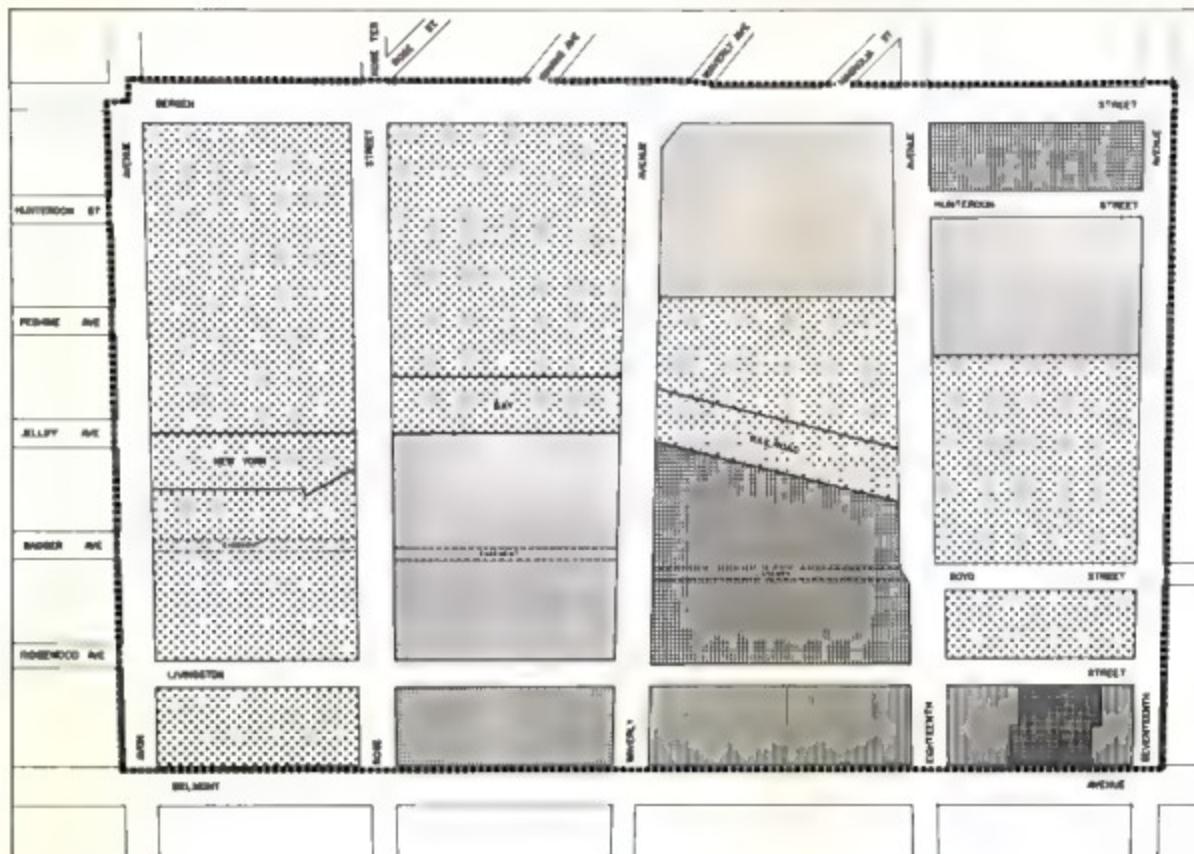
Local Grant	\$ 4,968,516.
Federal Grant	\$10,337,032.
Non-cash	\$ 700,000.

### LAND USE TABULATION

#### EXISTING

#### PROPOSED

	Acreage	Number	Acreage	Development
Residential	29.5	455	20.5	300P.H.Ret. 330 P.H.New 485 P.H.Elderly
Commercial	15.0	83	4.0	Retail 50,000 sffa
Industrial	11.5	25	42.0	Lt. Ind., 500,000 sffa
Public-Semi-Public	14.5	24	10.5	Educational
Art. Highway	--	--	--	
Streets	30.8		25.0	
Other				



600

- A screenshot of the WinRAR application window. The main area shows a list of files and folders, with the top item being '40000000000000000000000000000000.rar'. Below it are '40000000000000000000000000000000' and '40000000000000000000000000000000'. A toolbar at the bottom includes icons for Open, Save, Extract, Add, Properties, and Help.

C.R.P NO 2

LAND USE MAP

CENTRAL TRADE URBAN RENEWAL PROJECT

**HIGHWAY AUTHORITY OF THE CITY OF**

#### **NEWARK**

## NEWARK

THE HERALD  
Bergen County, New Jersey

卷之三

www.ijerpi.org

—  
—

2

CRP #3

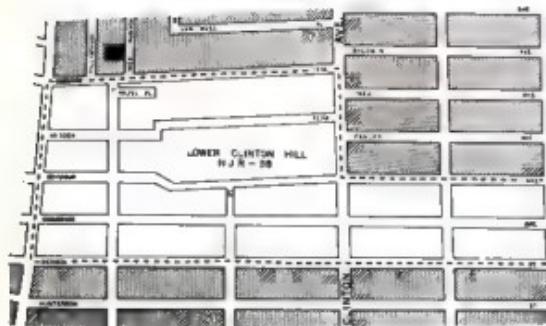
LOWER CLINTON HILL PROJECT

N.J. R-3B



This project is in execution. It comprises 78 acres in which rehabilitation predominates and clearance activities are limited to roughly 30 per cent of the area. It has a Federal grant of \$1,611,252 but an additional grant of \$1,768,915 has been requested. The project will eventually include two new apartment buildings, a number of new town houses and garden apartments, a fully developed City park, and the rehabilitation of several hundred existing structures.

PROJECT DATA



PREDOMINANT LAND USE

Existing

Proposed

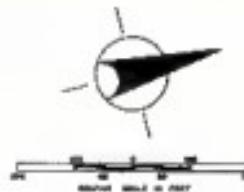
Local Grant	\$ 829,313.
Federal Grant	\$1,611,252.
Non-cash	\$ 71,640.

LAND USE TABULATION

EXISTING

PROPOSED

	Acreage	Number	Acreage	Development
Residential	50.7	1910 D.U.	50.0	720. D.U. New 1576. D.U. Retained
Commercial	4.6	15 Retail.	4.6	Retained
Industrial				
Public- Semi-Public	6.0		6.86	Parks, Playground
Art. Highway				
Streets	22.6			
Other				



#### LEGEND

- R.H. RESIDENTIAL-HIGH DENSITY
- R.M. RESIDENTIAL-MEDIUM DENSITY
- C COMMERCIAL-NEIGHBORHOOD RETAIL
- P PUBLIC
- S.P. SEMI-PUBLIC
- MIXED USES
- PREDOMINANT USE INDICATED BY PATTERN OF USE
- SUBORDINATE USE INDICATED BY LETTER CODE OF USE
- V.L.-R VACANT LAND IMPROVED RESIDENTIAL
- V.L.-C VACANT LAND IMPROVED COMMERCIAL
- PROJECT BOUNDARY

**CRP NO 3**

LAND USE MAP

LOWER CLINTON HILL  
URBAN RENEWAL PROJECT  
N.J.R.-38

HOUSING AUTHORITY OF THE CITY OF

**NEWARK**

NEWARK-ESSEX COUNTY-NEW JERSEY

Block No.	LP	Site No.	Block No.	LP	Site No.
1	1	1	2	2	2
3	3	3	4	4	4
5	5	5	6	6	6

2

CRP #4

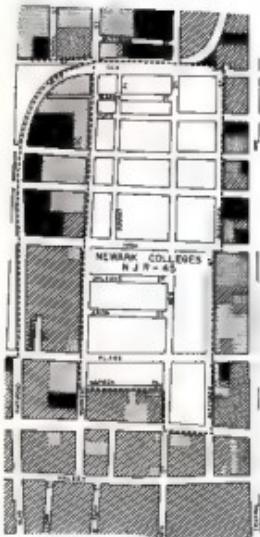
NEWARK COLLEGES EXPANSION PROJECT

N.J. R-45



This is a 57 acre project and is in execution with a Federal grant of \$7,838,368 and an additional grant of \$2,529,136 has been requested. The area is almost entirely cleared, and most of it has been sold to two developers; Newark College of Engineering and Rutgers University. Construction activities by both institutions are well underway with two buildings completed and six under construction. A part of an added City Block will be cleared in the near future to provide land for the construction of a Newman Club by the R.C. Church.

## PROJECT DATA



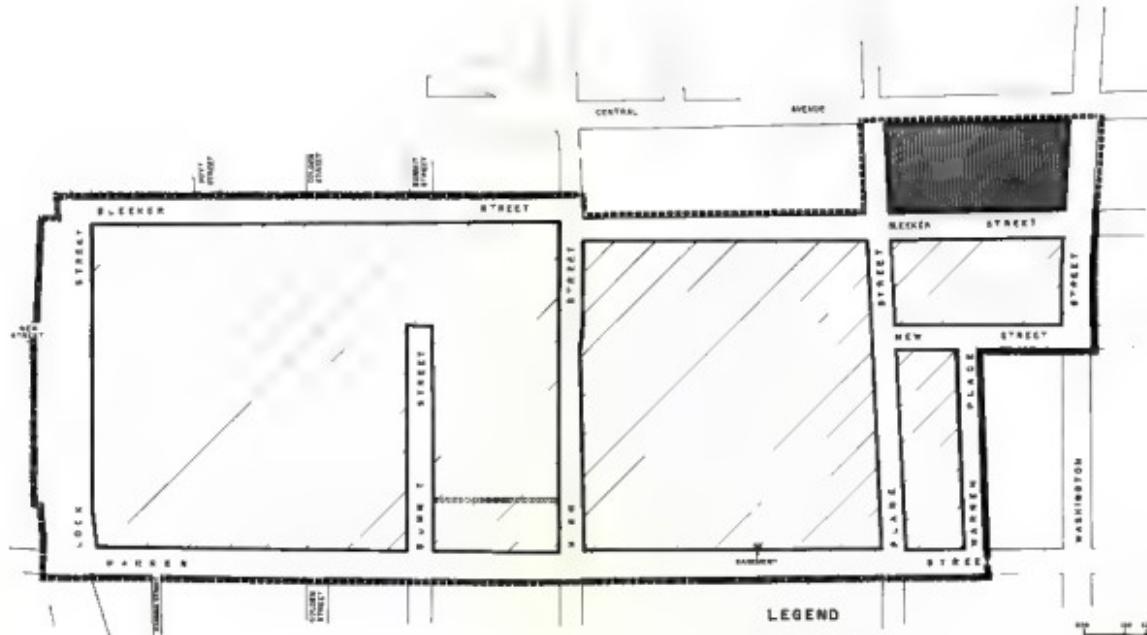
### PREDOMINANT LAND USE

Existing	Proposed
Cleared	Colleges

Local Grant	\$3,499,875
Federal Grant	\$7,838,368
Non-cash	\$ 326,263

### LAND USE TABULATION

EXISTING		PROPOSED		Rutgers University & Newark College of Engineering	
	Acreage	Number	Acreage	Development	
Residential	19.6	2084 D.U.	--	--	
Commercial	7.6	150	--	--	
Industrial	2.8	47	--	--	
Public-Semi-Public	0.4	--	36.9		
Art. Highway					
Streets	23.7	--	17.2	--	
Other					



LEGEND

- PROJECT BOUNDARY
- PUBLIC INSTITUTIONAL
- SEMI-PUBLIC
- EASEMENT

GRAPHIC SCALE IN FEET

CRP NO 4

LAND USE MAP

NEWARK COLLEGES EXPANSION PROJECT  
U.S. R-48  
NEWARK, ESSEX COUNTY, NEW JERSEY

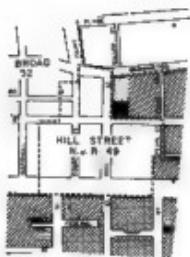
HOUSING AUTHORITY OF THE CITY OF  
**NEWARK**

CRP #5  
HILL STREET PROJECT  
N.J. R-49



With a Federal grant of \$3,792,672, this project comprises 13 acres. Construction of a 445 unit F.H.A. 220 middle-income apartment building is underway. Completion of this redevelopment contemplates, in addition, construction of a new retail-commercial area of some 300,000 square feet floor area.

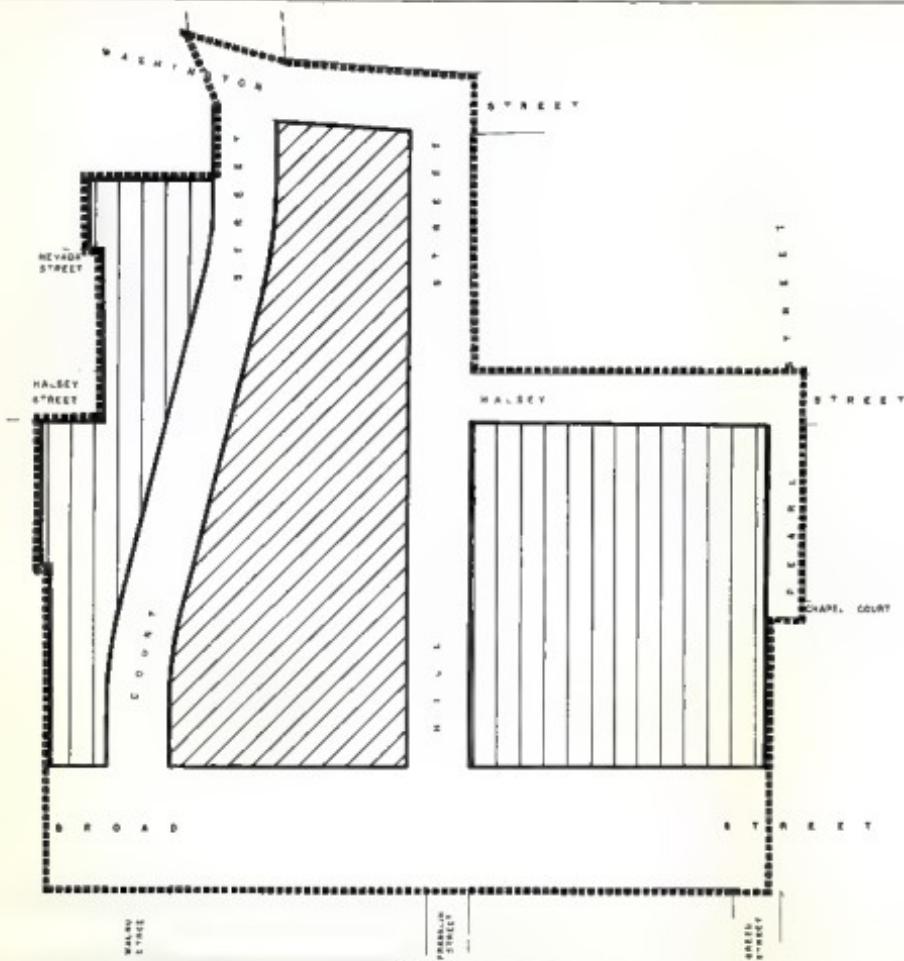
PROJECT DATA



PREDOMINANT LAND USE	
Existing	Proposed
Commercial, Residential	New Commercial, Residential
Local Grant	\$1,792,587
Federal Grant	\$3,792,672
Non-Cash	\$ 252,855

LAND USE TABULATION

EXISTING		PROPOSED	
	Acreage	Number	Development
Residential	1.3	84 D.U.	4.4
Commercial	5.4	40 Est.	3.1
Industrial	0.4	10 Est.	--
Public Semi-Public	0.1	--	--
Art. Highway	--	---	--
Streets	5.7	--	5.4
Other			--



#### LEGEND

- ██████ PROJECT BOUNDARY
- \\\\\\\\ RESIDENTIAL
- |||| INTENSIVE BUSINESS



NORTH  
GRAPHIC SCALE IN FEET

LAND USE MAP	
NEWARK STREET URBAN RENEWAL PROJECT	
N.J. R-48	
P-1947 NEWARK - ESSEX COUNTY, NEW JERSEY	
HOUSING AUTHORITY OF THE CITY OF	
<b>NEWARK</b>	

CRP NO 5

CRP #6  
EDUCATIONAL CENTER PROJECT  
N.J. R-50



This project has some 24 acres and a Federal grant of \$2,248,558. Planning for this project has been completed and execution will start in the near future. The complete redevelopment of the area will produce a new campus for Seton Hall University and a commercial area between McCarter Highway and the Passaic River of some 300,000 square feet floor area.

## PROJECT DATA



PREDOMINANT LAND USE	
Existing	Proposed
Commercial, Industrial	College, Commercial

Local Grant	\$1,512,447.
Federal Grant	\$3,180,094.
Non-cash	\$ 156,521.
Non-cash ineligible	125,000.

## LAND USE TABULATION

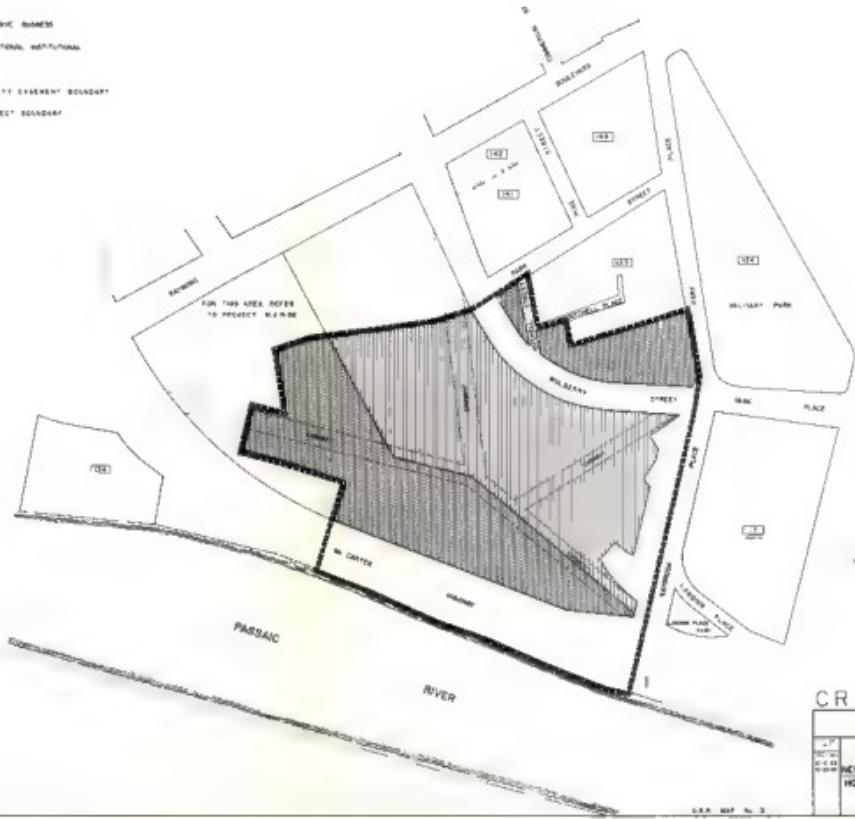
EXISTING		PROPOSED	
	Acreage	Number	Development
Residential	1.2	15 D.U.	0
Commercial	11.2	25 Est.	9.2      Office 300,000 sffa, and Retail
Industrial	1.5	5	0      --
Public-Semi-Public	1.8	--	10.0      College
Art. Highway		(McCarter Hwy.)	(McCarter Hwy.)
Streets	8.0		4.5      --
Other			

**LEGEND**

■ INDOOR BUSINESS  
■ EDUCATIONAL INSTITUTIONAL

UTILITY EXISTENT BOUNDARY

— PROJECT BOUNDARY



CRP NO 6

LAND USE MAP

EDUCATIONAL CENTER  
N. R-50  
NEWARK, ESSEX COUNTY-NEW JERSEY  
HOUSING AUTHORITY OF THE CITY OF  
NEWARK

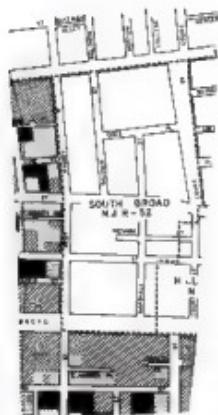
1/2500  
100' 200' 300' 400' 500' 600' 700' 800' 900'  
100' 200' 300' 400' 500' 600' 700' 800' 900'

CRP #7  
SOUTH BROAD STREET PROJECT  
N.J. R-52



This project consists of 35 acres with a Federal grant of \$6,575,508. This project is in execution, land has been sold to and construction is in progress by the Newark Star-Ledger. Further construction starts are anticipated next year for commercial and residential reuses. Some 1,000 D.U.'s of F.H.A. 221(d)(3) housing and very substantial (possibly 300,000 square feet floor area) commercial retail and service areas are under consideration, including the establishment of a car-sales center, called an "autorama".

PROJECT DATA



PREDOMINANT LAND USE

Existing	Proposed
Commercial, Residential	Commercial, Residential

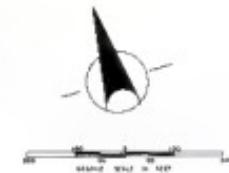
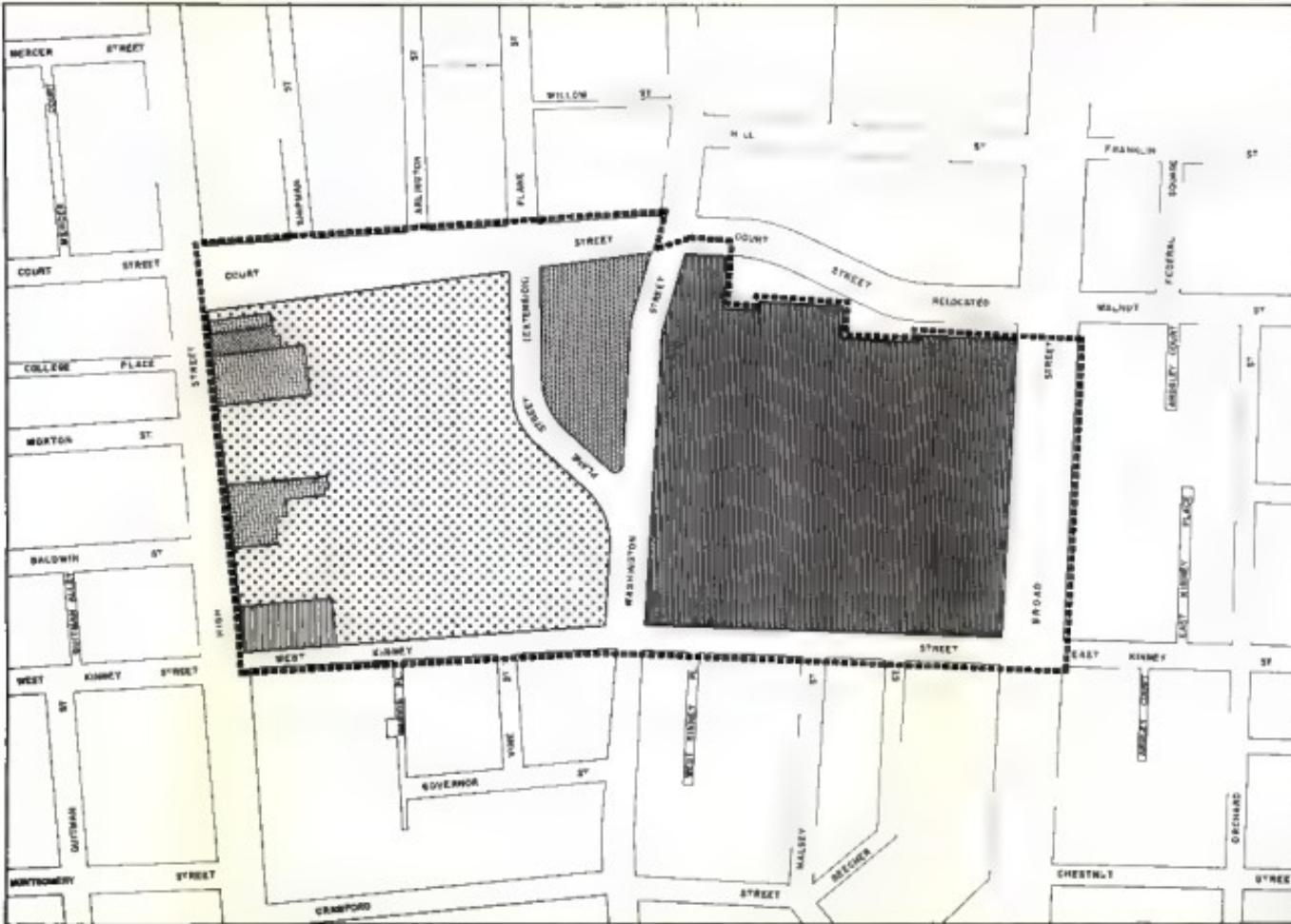
Local Grant	\$3,283,244.
Federal Grant	\$6,566,489.
Non-cash	\$ 170,208.

LAND USE TABULATION

EXISTING

PROPOSED

	Acreage	Numer	Acreage	Development
Residential	8.8	389 D.U.	6.4	FHA 220 - 704 D.U.
Commercial	12.6	181 Est.	16.9	(180,000 40,000 (Offices, Retail (Hotel 300 rms,
Industrial	0.7	1 "	1.6	120,000 sffa, Garage & Service
Public- Semi-Public	1.2		1.2	
Art. Highway				
Streets	12.3		9.5	
Other				



CRP NO 7

LAND USE MAP

SOUTH BROAD  
URBAN RENEWAL PROJECT  
N J R - 52

HOUSING AUTHORITY OF THE CITY OF

**NEWARK**

NEWARK-ESSEX COUNTY, NEW JERSEY

Sheet No. 1 of 1 Date Drawn 3-20-64 Scale 1" = 300' Date Checked 3-20-64

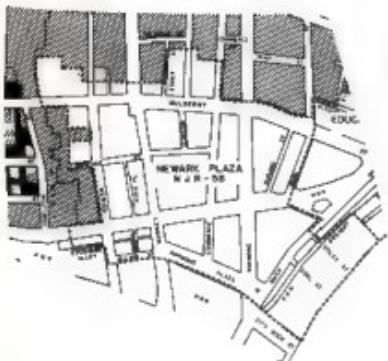
Prepared by: G. R. Johnson  
Supervised by: G. R. Johnson  
Reviewed by: G. R. Johnson  
Approved by: G. R. Johnson

CRP #8  
NEWARK PLAZA PROJECT  
N.J. R-58



This project of some 50 acres has an existing Federal grant reservation of \$10,554,241. Planning activities are completed and execution activities were recently started. Large-scale commercial development which could aggregate 2,000,000 square feet floor area is planned for this area. It is to include commercial office buildings, retail shops, public parking garages, the expansion of the Newark Evening News presently underway as well as other uses. Also located in this project is part of the Seton Hall Campus redevelopment parcel, the balance of which is in Project NJ R-50.

## PROJECT DATA



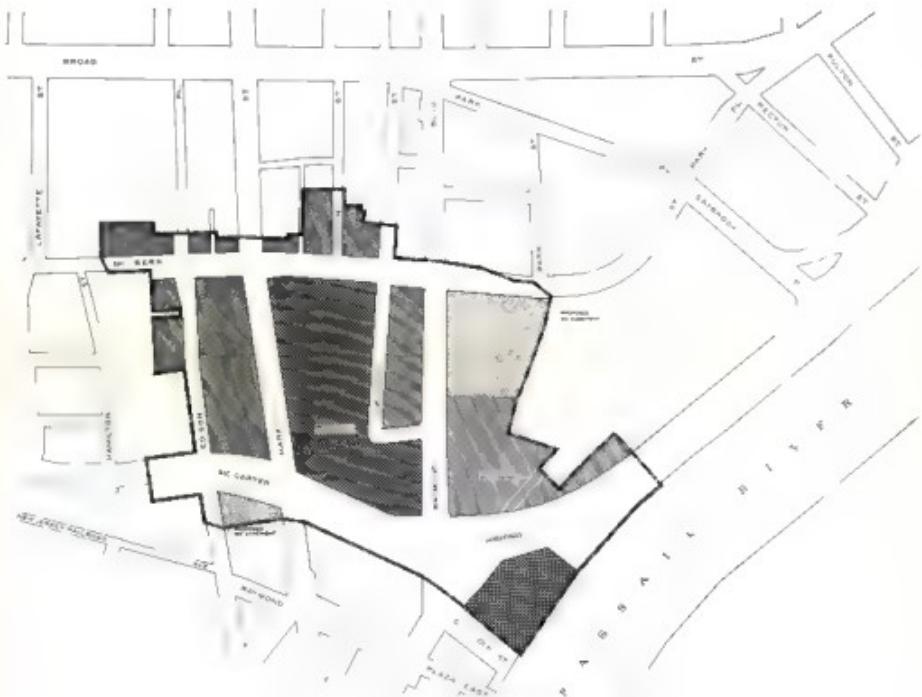
### PREDOMINANT LAND USE

Existing Commercial	Proposed Commercial
------------------------	------------------------

Local Grant	\$4,459,327.
Federal Grant	\$8,918,655.
Non-cash	\$ 236,767.

### LAND USE TABULATION

EXISTING		PROPOSED	
	Acreage	Number	Development
Residential	0.7	12 D.U. (Roomers)	2.4
Commercial	21.2	268	F.H.A. 220-350 D.U. (0-1 Bdrm.)
Industrial	7.4	33	Offices-1,950,000 sffa
Public Semi-Public	2.0		R.C. 500,000 sffa.
Art. Highway		McCarter Highway	P.S. Elect Sub-Sta.
Streets	19.4		College, Parking, Parks
Other			McCarter Highway



■ INTENSIVE DENSITY  
 ▨ MEDIUM DENSITY RESIDENTIAL  
 ▨ INDUSTRIAL  
 ▨ COMMERCIAL, INSTITUTIONAL,  
 SERVICE  
 — PROJECT BOUNDARY

C.R.P. NO. 8

## LAND USE MAP

PROJ.C. NO. R 58

**2**

### NEWARK PLAZA PROJECT

▼ HOUSING AUTHORITY OF THE CITY OF NEWARK  
NEWARK, ESSEX COUNTY, NEW JERSEY

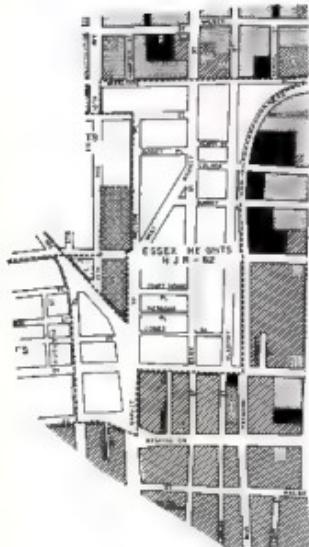
EDITION 9-1968 - 1968 VOL. 144  
PRINTED 1968 - 1968 EDITION 9-1968 - 1968

CRP #9  
ESSEX HEIGHTS PROJECT  
N.J. R-62



This project is in execution. It contains 47 acres and has a Federal grant of \$7,248,132. Execution activities have just started. Construction starts are to be made in the westerly part of this area for residential uses and the easterly part for commercial uses in 1966. Approximately half the area is being devoted to commercial and the other half to residential use, 1,500 D.U.'s of F.H.A. 221(d)(3) type may be constructed and 2,000,000 square feet floor area of retail, commercial, service space will be provided.

PROJECT DATA



LAND USE TABULATION

PREDOMINANT LAND USE

Existing	Proposed
Residential, Commercial	Commercial, Residential

Local Grant	\$ 3,323,104.
Federal Grant	\$ 6,646,208.
Non-cash	\$ 432,668.

EXISTING

	Acreage	Number
--	---------	--------

Residential	13.1	786 D.U.
-------------	------	----------

Commercial	11.6	122 Est.
------------	------	----------

Industrial	1.6	5
------------	-----	---

Public- Semi-Public		
------------------------	--	--

Art. Highway		
--------------	--	--

Streets	21.0	
---------	------	--

Other		
-------	--	--

PROPOSED

	Acreage	Development
	12.1	F.H.A. 220-1500 D.U. (0-1 Bdrm.)

	14.0	Offices 2,000,000 sffa.
--	------	----------------------------

	0	--
--	---	----

	3.4	Elem. School
--	-----	--------------

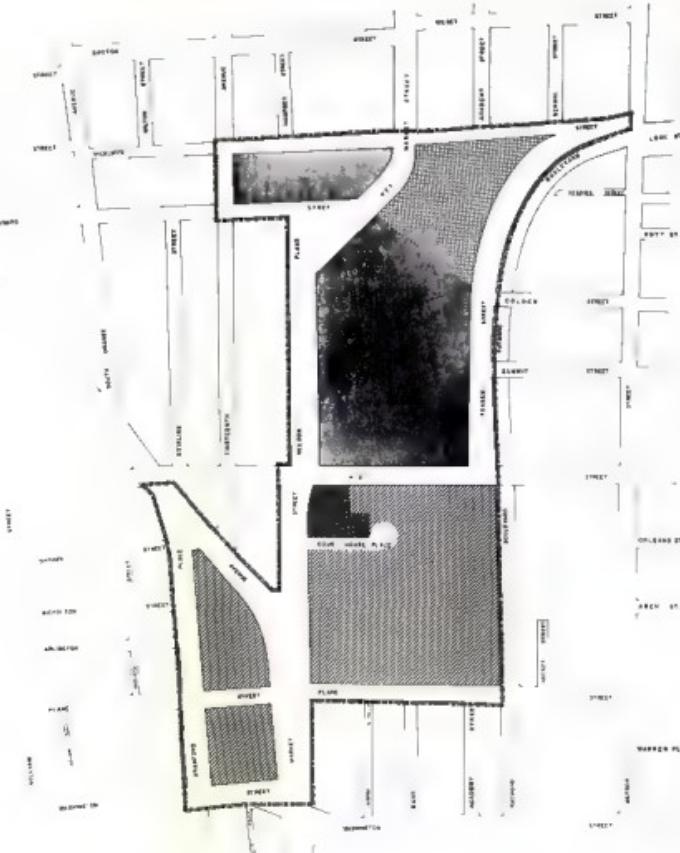
	17.8	
--	------	--

# ESSEX HEIGHTS

## NEWARK NEW JERSEY

### LAND USE MAP URP MAP NO 2

- [Hatched area] RESIDENTIAL
- [Cross-hatched area] INTENSIVE BUSINESS
- [White area] PUBLIC
- [Solid black area] STATE PUBLIC
- [White area with border] PROJECT BOUNDARY



ESSEX HEIGHTS  
URBAN RENEWAL PROJECT  
N.J. R-62 - First Stage  
PREPARED FOR  
HOUSING AUTHORITY OF  
THE CITY OF NEWARK  
ESSEX COUNTY, NEW JERSEY

PREPARED BY  
URBAN PLANNING ASSOCIATES  
550 FIFTH AVENUE NEW YORK CITY  
DATE OF PUMP TEST: SEPTEMBER 1968  
DATE OF PUBLICATION: SEPTEMBER 1970

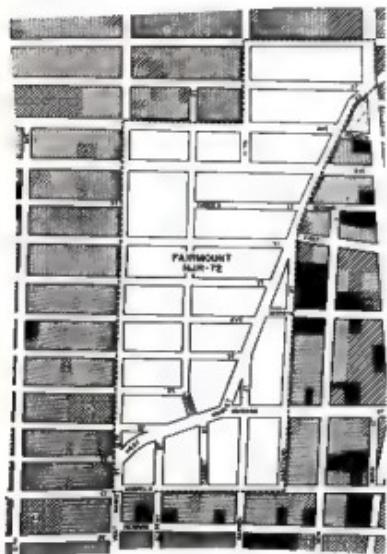
CRP NO 9

CRP #10  
FAIRMOUNT PROJECT  
N.J. R-72



This project has a Federal grant reservation of funds in the amount of \$11,018,663. Its area is approximately 85 acres. The Final Project Report has been submitted recently and start of acquisition activities is anticipated in the late fall of 1965. After redevelopment, this area will contain greatly expanded facilities of Wiss Industries, and Newark City Hospital, a new office building of the Motor Club of America, expansion and relocation of churches, a firehouse, as well as new construction of some 1,250 D.U.'s (F.H.A. 221 (d)(3)) in apartment buildings and town houses, and provision of 32,000 square feet floor area of neighborhood shopping facilities.

PROJECT DATA



PREDOMINANT LAND USE

Existing	Proposed
Residential, Industrial, Public	Industrial, Public, Residential

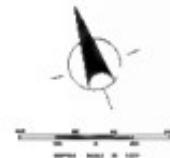
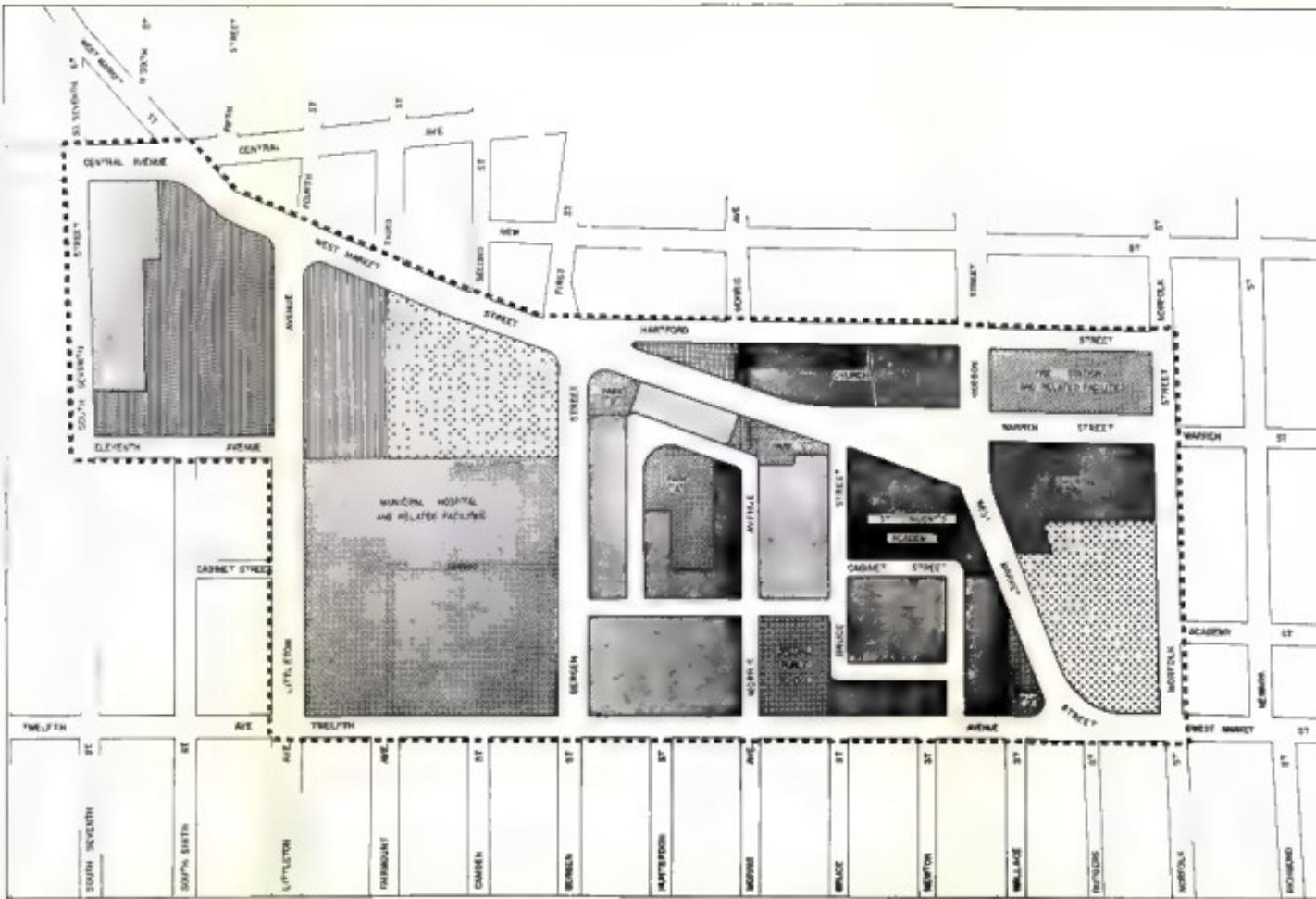
Local Grant	\$ 5,193,781.
Federal Grant	\$ 11,018,663.
Non-cash	\$ 1,037,726.

LAND USE TABULATION

EXISTING

PROPOSED

	Acreage	Number		Acreage	Development
Residential	31.3	1,342 D.U.		19.7	1248 221(d)(3)
Commercial	5.5	59 Est.		6.0	Offices 32,000 sffa Lt. Ind., 100,000sffa
Industrial	4.6	21 Est.		5.8	
Public-Semi-Public	11.3	32 Est.		25.8	Church, Firehouse, Playground
Art. Highway					
Streets	32.1			27.5	
Other					



CRP NO 10

LAND USE MAP  
FIRMINST URBAN RENEWAL PROJECT  
N.J.R.-72

HOUSING AUTHORITY OF THE CITY OF  
**NEWARK**

NAME: JOHN DOLAN		ADDRESS: 1234 BROADWAY
SSN:	123-45-6789	PHONE: 555-1234
DATE OF BIRTH:	12/31/1985	EXPIRATION DATE:
		MMI REF ID: 123456789

CRP #11  
INDUSTRIAL RIVER PROJECT  
N.J. R-121



This project covers part of the Newark Meadowlands. It contains 1,646 acres and has a Federal grant reservation of \$7,919,671. In this Project Area the land will be devoted to industrial and accessory commercial uses by retention of the sound existing industries and introduction of many new industrial plants into the area. The area can provide adequate sites for about 7,000,000 square feet floor area of industrial and related structures.



PROJECT DATA

PREDOMINANT LAND USE		Local Grant	\$ 3,800,000.
Existing	Proposed	Federal Grant	\$ 7,919,671.
Industrial, Meadows	Industrial	Non-cash	\$11,900,000.

LAND USE TABULATION

EXISTING

PROPOSED

	Acreage	Number	Acreage	Development
Residential	32.9	476 D.U.	11.0	P.M. Retained
Commercial	138.6	99 }	1179.0	7,000,000 sffa. Industrial Bldgs.
Industrial	1111.9	636 }		
Public-Semi-Public	51.1	11	60.0	New Police & Fire Facilities
Art. Highway	192.3	}	393 N.J.Turnpike	
Streets	116.1	}	U.S. 1 and 9 and Streets	
Other				



CRP NO II

LEGEND

- [Solid Black Box] INDUSTRIAL
- [Hatched Box] Residential, Vacant
- [White Box] Public
- [Hatched Box] Vacant
- [White Box] PROJECT BOUNDARY



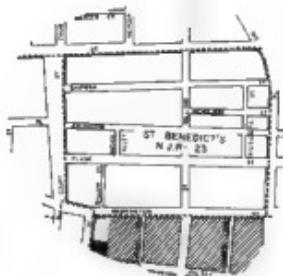
LAND USE MAP  
INDUSTRIAL PARK  
URBAN RENEWAL PROJECT  
N.J.D.P.  
NEWARK  
NEWARK, NEW JERSEY  
2

CRP #12  
ST. BENEDICT'S PROJECT  
N.J. R-123



This project is now in planning. It contains 35 acres and has a Federal grant reservation of \$1,679,993. It is anticipated that this project will go into execution in the summer of 1966. Approximately one-third of the Project Area will be redeveloped for the expansion of St. Benedict's Preparatory School. In the balance of the area many existing non-residential enterprises will be retained, will undergo expansion and structural rehabilitation whenever necessary. Substandard structures will be cleared from the area and new non-residential users introduced into it.

PROJECT DATA



PREDOMINANT LAND USE

Existing	Proposed
Commercial, Residential	Commercial, Education

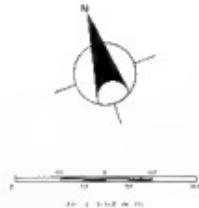
Local Grant	\$2,495,891.
Federal Grant	\$5,468,232.
Non-cash	\$ 229,630.

LAND USE TABULATION

EXISTING

PROPOSED

	Acreage	Number	Acreage	Development
Residential	5.6	228 D.U.	0	0
Commercial	14.0	}	19.3	Offices & Ret. 800,000 sffa
Industrial	1.0	} 118 Est.	0	0
Public-Semi-Public	1.0 2.0		2.0 6.0	Church Exp. St.B.Prep.School Exp.
Art. Highway	--			
Streets	8.8			
Other				



LEGEND

-  COMMERCIAL, GENERAL  
 INDUSTRIAL LIGHT  
 PUBLIC  
 SEMI-PUBLIC  
  
 PROJECT BOUNDARY

C.R.P. NO. 12  
LAND USE MAP

ST BENEDICT'S REBURN RENEWAL  
PROJECT NO R-23  
BERGEN COUNTY NEW JERSEY

## NEWARK

CRP #13

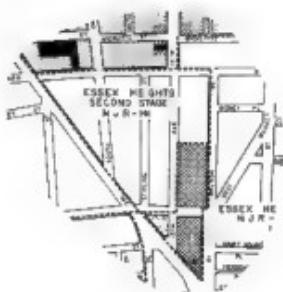
ESSEX HEIGHTS SECOND STAGE PROJECT

N.J. R-141



This project with a Federal grant reservation of \$4,975,473 and covering some 21 acres is now in planning. Start of execution activities are anticipated in 1967. Reuses in this project will include commercial, and semi-public ones. However, the exact apportionment of land between such uses is not yet determined, since the project is in preliminary planning.

PROJECT DATA



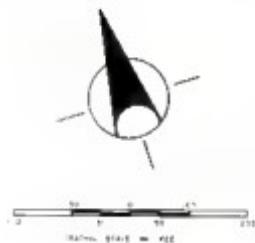
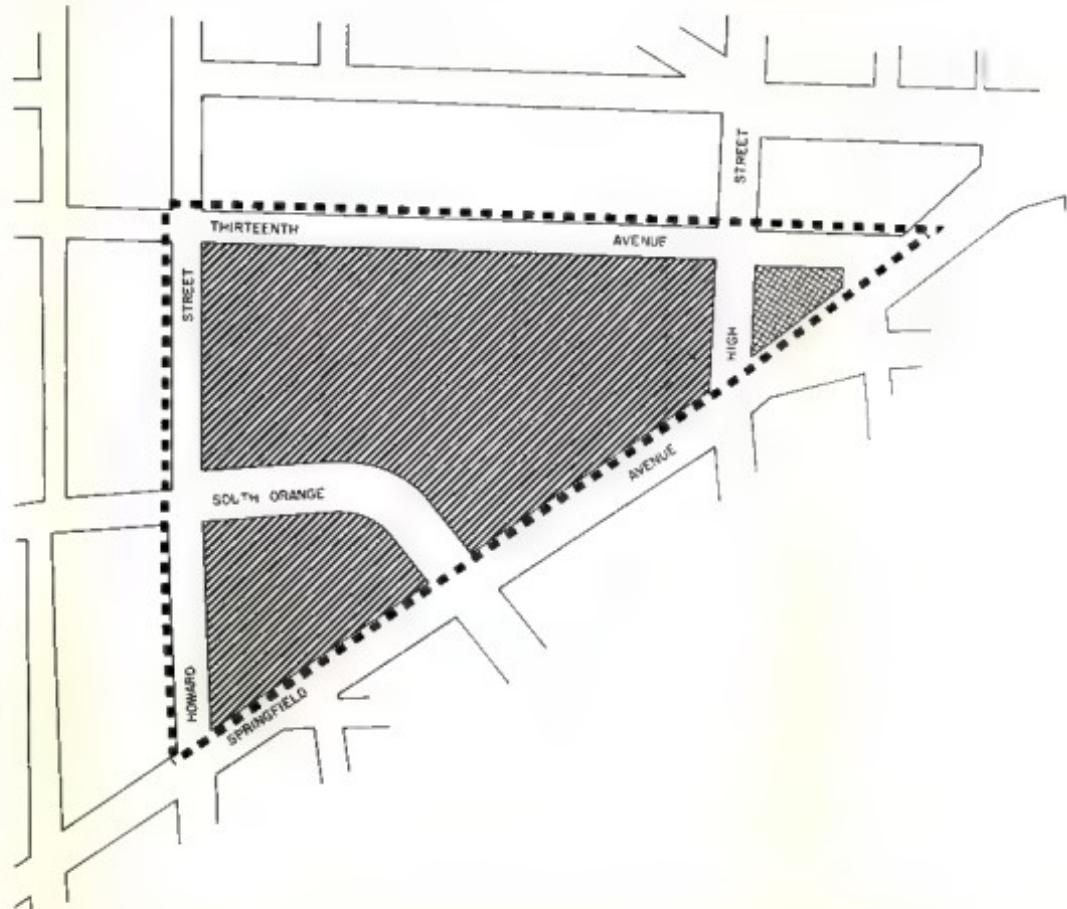
PREDOMINANT LAND USE

Existing	Proposed
Residential	Commercial

Local Grant	\$2,367,185
Federal Grant	\$4,975,473
Non-cash	\$2,170,000

LAND USE TABULATION

EXISTING		PROPOSED	
	Acreage	Number	Development
Residential	5.0	369 D.U.	0
Commercial }	5.0	84 Est.	11.0
Industrial )			Offices, Service 500,000 sffa R. 90,000
Public- Semi-Public	0.3		0.3
Art. Highway			Park
Streets	3.9		3.9
Other			



#### LEGEND

- COMMERCIAL
- PUBLIC AND SEMI-PUBLIC
- PROJECT BOUNDARY

PROPOSED LAND USE C.R.P. No. 13		
ESSEX HEIGHTS (2nd STAGE) N.J.R. 141		
HOUSING AUTHORITY OF THE CITY OF		
<b>NEWARK</b>		
NEWARK-ESSEX COUNTY-NEW JERSEY		
1	2	3
4	5	6
7	8	9

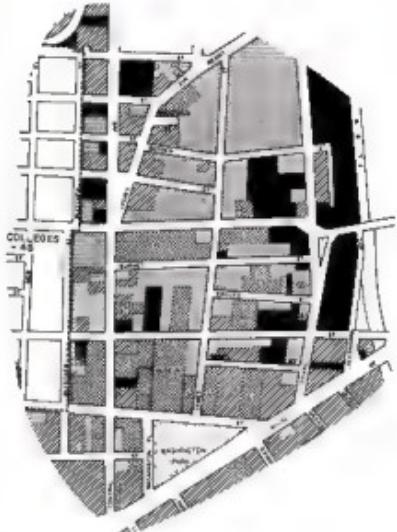
CRP #14

ST. MICHAEL'S URBAN RENEWAL PROJECT  
N.J. R-156



An application for a Federal grant reservation of some \$12.5 million has recently been submitted to the U.R.A. for this project of 85 acres. Start of execution activity is not anticipated until late in 1967. After renewal, this area will complement the Newark Colleges Expansion Project NJ R-45 in developing a center for cultural activities in the City. This project will include expansion of St. Michael's Hospital, Rutgers University, as well as the possibility of expansion of Newark Museum and Newark Public Library. In addition to such existing-to-remain uses, the area will incorporate one or more municipal parking garages, two areas of new residential development of the Section 220 type, a building for the elderly financed through the Public Housing Administration, commercial development along Central Avenue, provision of major street and utility improvements, rehabilitation of certain existing residential and non-residential structures, etc.

PROJECT DATA



PREDOMINANT LAND USE

Existing	Proposed
Commercial, Industrial	Residential, Commercial, Public

Local Grant	\$ 8,956,827.
Federal Grant	\$18,867,603.
Non-cash	\$ 5,710,000.

#### LAND USE TABULATION

#### **EXISTING**

**Acrease              number**

Residential 21,2 878 D.U.

Commercial } 37,7

**Public-Semi-Public**

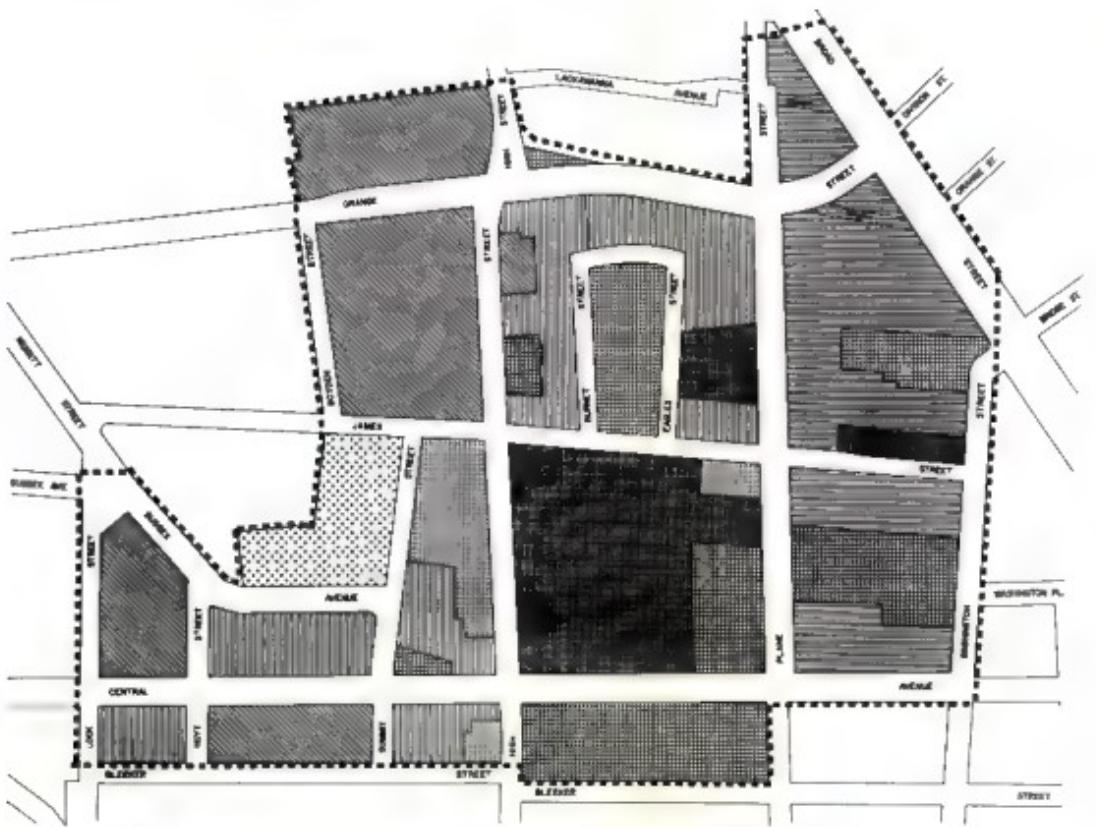
### Art. highway

### Streets

other

**PROPOSED**

Acreage	Development
16.0	1,500 D.U. FHA 220 485 D.U. P.M. Elderly
15.0	Offices 400,000 sff'a. Whlsle. 100,000 sff'a.
13.0	Service 200,000 sff'a. 600,000 sff'a.
20.1	Hosp. 2 Pkng.Gar. 2000 spaces, Colleges School, Church, Museum, Library, Park, Play- ground.



**CRP NO 14**

LAND USE MAP

ST. MICHAEL'S URBAN RENEWAL PROJECT  
N.J.R.-156

HOUSING AUTHORITY OF THE CITY OF  
**NEWARK**  
MERCER COUNTY - NEW JERSEY

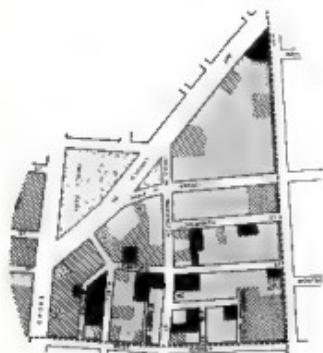
2

CRP #15  
SOUTH BROAD SECOND STAGE  
N.J., R-168



An application for a Federal grant of \$11,075,490 has recently been submitted to the U.R.A. Preliminary planning work is now being conducted on this project of some 54 acres. It actually constitutes a continuation in development of the NJ R-52 South Broad Project and will include residential, commercial, as well as public (elementary school) uses. In addition, a large number of properties will be retained and rehabilitated.

PROJECT DATA



PREDOMINANT LAND USE

Existing	Proposed
Residential	Residential, Commercial

Local Grant	\$2,334,000.
Federal Grant	\$4,666,000.
Non-cash	\$2,805,000.

LAND USE TABULATION

EXISTING

	Acreage	Number
Residential	30.0	1234 D.U.
Commercial	6.6	
Industrial		
Public-Semi-Public	2.9	
Art. Highway		
Streets	6.9	
Other		

PROPOSED

	Acreage	Development
	26.1	2500 D.U., FHA 220 & FHA 221 (d)(3)
	7.8	Retail-100,000sffa Offices 400,000sffa
	8.5	School, Playground, Park
	4.0	



PROPOSED LAND USE  
0.0 to 0.5  
SOUTH EAST NEW JERSEY  
S.E.N.J.

NEWARK  
NEW JERSEY

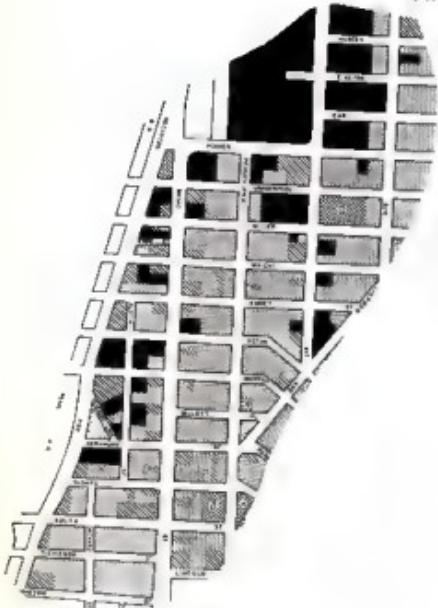
CRP #16

SOUTHBROAD INDUSTRIAL



This project of some 91 acres is in preliminary planning, with start of final planning anticipated during 1966. In addition to major traffic improvements, including the improvement of State Route 21, known as McCarter Highway, project activities will include an industrial redevelopment. A number of existing industrial plants will be retained and opportunity afforded to them to expand and new industrial plants of a non-noxious nature will be introduced into the area. One large block will be devoted to residential use to compensate for the large number of dwelling units now scattered throughout the area. In addition, two City Blocks will be utilized for commercial use at the northerly boundary of the project.

PROJECT DATA

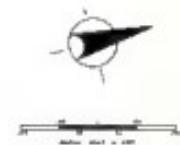
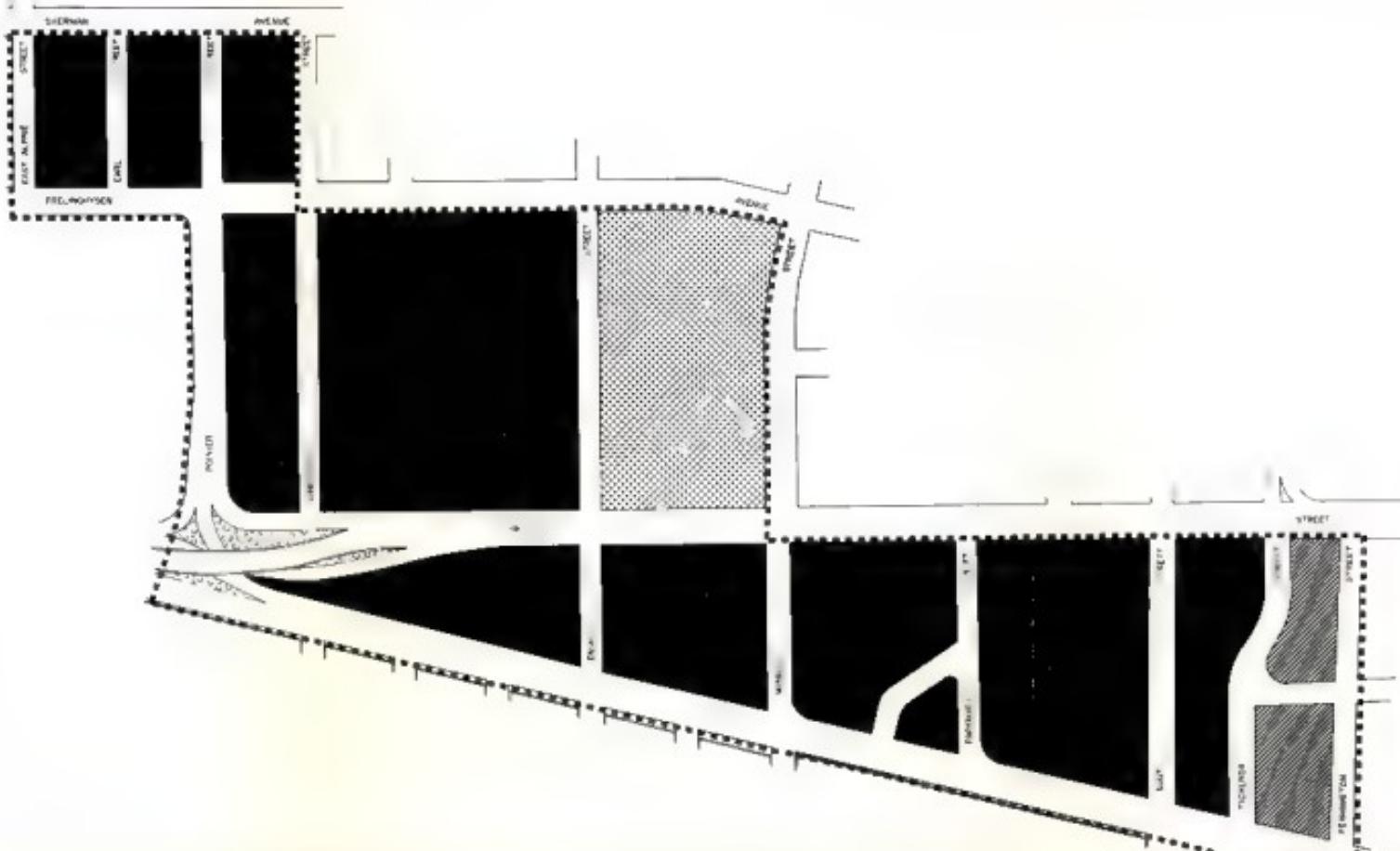


PREDOMINANT LAND USE

Existing	Proposed
Residential	Lt. Industrial, Commercial
28.9	8.0
21.2	67.0 (new)
42.2	5.0
Other	1,000,000. sffa.

LAND USE TABULATION

EXISTING	PROPOSED
Acreage	Development
Number	Number
Residential	8.0
Commercial }	500 D.U. 221(d)(3)
Industrial }	67.0 (new) 1,000,000. sffa.
Public-Semi-Public	5.0
Art. Highway	Parking Garage
Streets	20.3
Other	-



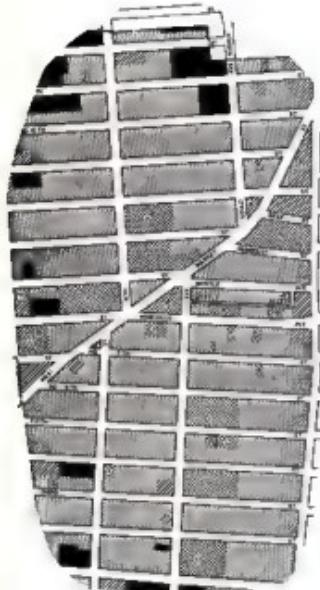
C.R.P. #17  
ORANGE STREET WEST (I-280)



This project will be the first of several strip projects to be developed in connection with the State and Federal Highway Program in the City of Newark. The basic purpose of the project is to replan the area so as to ease the impact of the highway on the surrounding area.

The project area is being bisected by Interstate 280. Current major reuses in the area will continue and will include new residential as well as expansion of existing public and commercial uses.

PROJECT DATA



PREDOMINANT LAND USE

Existing	Proposed
Residential	Highway, Residential Semi-Public

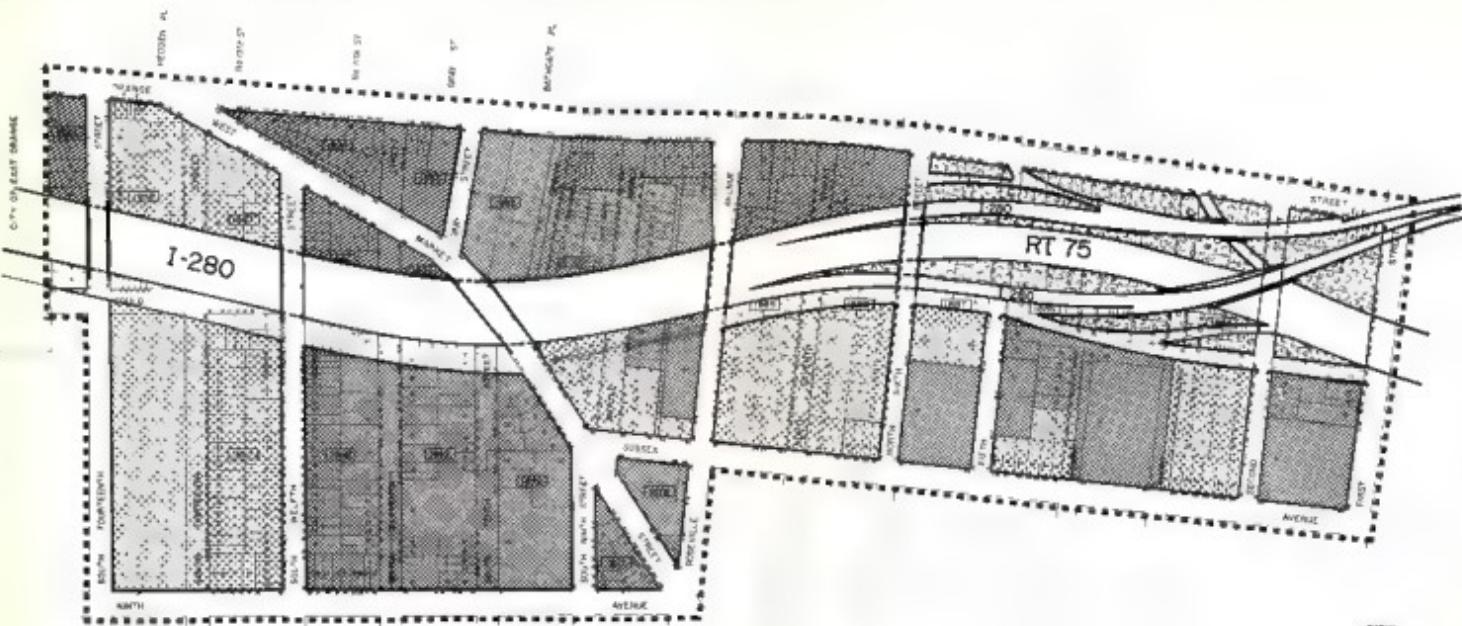
Local Grant	\$2,828,133.
Federal Grant	\$5,676,266.
Non-cash	\$1,500,000.

LAND USE TABULATION

EXISTING

PROPOSED

	Acreage	Number	Acreage	Development
Residential	52.9	550 D.U.	19.8	1,000 D.U. 221 (d)(3)
Commercial	3.6		6.7	200,000. sffa.
Industrial	0.8			
Public-Semi-Public	12.2		27.4	Church, Schools Hospital
Art. Highway			21.0	E.W. Thruway (I-280)
Streets	34.0		28.2	
Other				



LEGEND

- RESIDENTIAL
- PUBLIC AND SEMI-PUBLIC
- COMMERCIAL
- OPEN SPACE
- PROJECT BOUNDARY

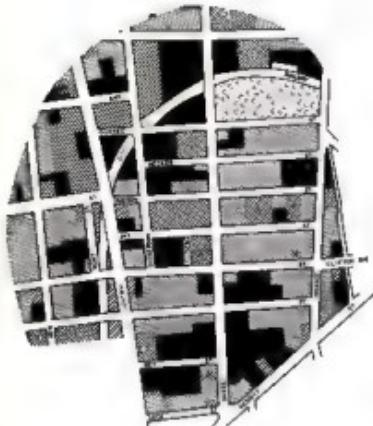
PROPOSED LAND USE	
CITY OF NEWARK	
NEW JERSEY	
Bergen-Essex County-New Jersey	
Planning Authority of the City of <b>NEWARK</b>	
Area 1	Area 2
Area 3	Area 4
Area 5	Area 6
Area 7	Area 8
Area 9	Area 10
Area 11	Area 12
Area 13	Area 14
Area 15	Area 16
Area 17	Area 18
Area 19	Area 20
Area 21	Area 22
Area 23	Area 24
Area 25	Area 26
Area 27	Area 28
Area 29	Area 30
Area 31	Area 32
Area 33	Area 34
Area 35	Area 36
Area 37	Area 38
Area 39	Area 40
Area 41	Area 42
Area 43	Area 44
Area 45	Area 46
Area 47	Area 48
Area 49	Area 50
Area 51	Area 52
Area 53	Area 54
Area 55	Area 56
Area 57	Area 58
Area 59	Area 60
Area 61	Area 62
Area 63	Area 64
Area 65	Area 66
Area 67	Area 68
Area 69	Area 70
Area 71	Area 72
Area 73	Area 74
Area 75	Area 76
Area 77	Area 78
Area 79	Area 80
Area 81	Area 82
Area 83	Area 84
Area 85	Area 86
Area 87	Area 88
Area 89	Area 90
Area 91	Area 92
Area 93	Area 94
Area 95	Area 96
Area 97	Area 98
Area 99	Area 100
Area 101	Area 102
Area 103	Area 104
Area 105	Area 106
Area 107	Area 108
Area 109	Area 110
Area 111	Area 112
Area 113	Area 114
Area 115	Area 116
Area 117	Area 118
Area 119	Area 120
Area 121	Area 122
Area 123	Area 124
Area 125	Area 126
Area 127	Area 128
Area 129	Area 130
Area 131	Area 132
Area 133	Area 134
Area 135	Area 136
Area 137	Area 138
Area 139	Area 140
Area 141	Area 142
Area 143	Area 144
Area 145	Area 146
Area 147	Area 148
Area 149	Area 150
Area 151	Area 152
Area 153	Area 154
Area 155	Area 156
Area 157	Area 158
Area 159	Area 160
Area 161	Area 162
Area 163	Area 164
Area 165	Area 166
Area 167	Area 168
Area 169	Area 170
Area 171	Area 172
Area 173	Area 174
Area 175	Area 176
Area 177	Area 178
Area 179	Area 180
Area 181	Area 182
Area 183	Area 184
Area 185	Area 186
Area 187	Area 188
Area 189	Area 190
Area 191	Area 192
Area 193	Area 194
Area 195	Area 196
Area 197	Area 198
Area 199	Area 200
Area 201	Area 202
Area 203	Area 204
Area 205	Area 206
Area 207	Area 208
Area 209	Area 210
Area 211	Area 212
Area 213	Area 214
Area 215	Area 216
Area 217	Area 218
Area 219	Area 220
Area 221	Area 222
Area 223	Area 224
Area 225	Area 226
Area 227	Area 228
Area 229	Area 230
Area 231	Area 232
Area 233	Area 234
Area 235	Area 236
Area 237	Area 238
Area 239	Area 240
Area 241	Area 242
Area 243	Area 244
Area 245	Area 246
Area 247	Area 248
Area 249	Area 250
Area 251	Area 252
Area 253	Area 254
Area 255	Area 256
Area 257	Area 258
Area 259	Area 260
Area 261	Area 262
Area 263	Area 264
Area 265	Area 266
Area 267	Area 268
Area 269	Area 270
Area 271	Area 272
Area 273	Area 274
Area 275	Area 276
Area 277	Area 278
Area 279	Area 280
Area 281	Area 282
Area 283	Area 284
Area 285	Area 286
Area 287	Area 288
Area 289	Area 290
Area 291	Area 292
Area 293	Area 294
Area 295	Area 296
Area 297	Area 298
Area 299	Area 300
Area 301	Area 302
Area 303	Area 304
Area 305	Area 306
Area 307	Area 308
Area 309	Area 310
Area 311	Area 312
Area 313	Area 314
Area 315	Area 316
Area 317	Area 318
Area 319	Area 320
Area 321	Area 322
Area 323	Area 324
Area 325	Area 326
Area 327	Area 328
Area 329	Area 330
Area 331	Area 332
Area 333	Area 334
Area 335	Area 336
Area 337	Area 338
Area 339	Area 340
Area 341	Area 342
Area 343	Area 344
Area 345	Area 346
Area 347	Area 348
Area 349	Area 350
Area 351	Area 352
Area 353	Area 354
Area 355	Area 356
Area 357	Area 358
Area 359	Area 360
Area 361	Area 362
Area 363	Area 364
Area 365	Area 366
Area 367	Area 368
Area 369	Area 370
Area 371	Area 372
Area 373	Area 374
Area 375	Area 376
Area 377	Area 378
Area 379	Area 380
Area 381	Area 382
Area 383	Area 384
Area 385	Area 386
Area 387	Area 388
Area 389	Area 390
Area 391	Area 392
Area 393	Area 394
Area 395	Area 396
Area 397	Area 398
Area 399	Area 400
Area 401	Area 402
Area 403	Area 404
Area 405	Area 406
Area 407	Area 408
Area 409	Area 410
Area 411	Area 412
Area 413	Area 414
Area 415	Area 416
Area 417	Area 418
Area 419	Area 420
Area 421	Area 422
Area 423	Area 424
Area 425	Area 426
Area 427	Area 428
Area 429	Area 430
Area 431	Area 432
Area 433	Area 434
Area 435	Area 436
Area 437	Area 438
Area 439	Area 440
Area 441	Area 442
Area 443	Area 444
Area 445	Area 446
Area 447	Area 448
Area 449	Area 450
Area 451	Area 452
Area 453	Area 454
Area 455	Area 456
Area 457	Area 458
Area 459	Area 460
Area 461	Area 462
Area 463	Area 464
Area 465	Area 466
Area 467	Area 468
Area 469	Area 470
Area 471	Area 472
Area 473	Area 474
Area 475	Area 476
Area 477	Area 478
Area 479	Area 480
Area 481	Area 482
Area 483	Area 484
Area 485	Area 486
Area 487	Area 488
Area 489	Area 490
Area 491	Area 492
Area 493	Area 494
Area 495	Area 496
Area 497	Area 498
Area 499	Area 500
Area 501	Area 502
Area 503	Area 504
Area 505	Area 506
Area 507	Area 508
Area 509	Area 510
Area 511	Area 512
Area 513	Area 514
Area 515	Area 516
Area 517	Area 518
Area 519	Area 520
Area 521	Area 522
Area 523	Area 524
Area 525	Area 526
Area 527	Area 528
Area 529	Area 530
Area 531	Area 532
Area 533	Area 534
Area 535	Area 536
Area 537	Area 538
Area 539	Area 540
Area 541	Area 542
Area 543	Area 544
Area 545	Area 546
Area 547	Area 548
Area 549	Area 550
Area 551	Area 552
Area 553	Area 554
Area 555	Area 556
Area 557	Area 558
Area 559	Area 560
Area 561	Area 562
Area 563	Area 564
Area 565	Area 566
Area 567	Area 568
Area 569	Area 570
Area 571	Area 572
Area 573	Area 574
Area 575	Area 576
Area 577	Area 578
Area 579	Area 580
Area 581	Area 582
Area 583	Area 584
Area 585	Area 586
Area 587	Area 588
Area 589	Area 590
Area 591	Area 592
Area 593	Area 594
Area 595	Area 596
Area 597	Area 598
Area 599	Area 600
Area 601	Area 602
Area 603	Area 604
Area 605	Area 606
Area 607	Area 608
Area 609	Area 610
Area 611	Area 612
Area 613	Area 614
Area 615	Area 616
Area 617	Area 618
Area 619	Area 620
Area 621	Area 622
Area 623	Area 624
Area 625	Area 626
Area 627	Area 628
Area 629	Area 630
Area 631	Area 632
Area 633	Area 634
Area 635	Area 636
Area 637	Area 638
Area 639	Area 640
Area 641	Area 642
Area 643	Area 644
Area 645	Area 646
Area 647	Area 648
Area 649	Area 650
Area 651	Area 652
Area 653	Area 654
Area 655	Area 656
Area 657	Area 658
Area 659	Area 660
Area 661	Area 662
Area 663	Area 664
Area 665	Area 666
Area 667	Area 668
Area 669	Area 670
Area 671	Area 672
Area 673	Area 674
Area 675	Area 676
Area 677	Area 678
Area 679	Area 680
Area 681	Area 682
Area 683	Area 684
Area 685	Area 686
Area 687	Area 688
Area 689	Area 690
Area 691	Area 692
Area 693	Area 694
Area 695	Area 696
Area 697	Area 698
Area 699	Area 700
Area 701	Area 702
Area 703	Area 704
Area 705	Area 706
Area 707	Area 708
Area 709	Area 710
Area 711	Area 712
Area 713	Area 714
Area 715	Area 716
Area 717	Area 718
Area 719	Area 720
Area 721	Area 722
Area 723	Area 724
Area 725	Area 726
Area 727	Area 728
Area 729	Area 730
Area 731	Area 732
Area 733	Area 734
Area 735	Area 736
Area 737	Area 738
Area 739	Area 740
Area 741	Area 742
Area 743	Area 744
Area 745	Area 746
Area 747	Area 748
Area 749	Area 750
Area 751	Area 752
Area 753	Area 754
Area 755	Area 756
Area 757	Area 758
Area 759	Area 760
Area 761	Area 762
Area 763	Area 764
Area 765	Area 766
Area 767	Area 768
Area 769	Area 770
Area 771	Area 772
Area 773	Area 774
Area 775	Area 776
Area 777	Area 778
Area 779	Area 780
Area 781	Area 782
Area 783	Area 784
Area 785	Area 786
Area 787	Area 788
Area 789	Area 790
Area 791	Area 792
Area 793	Area 794
Area 795	Area 796
Area 797	Area 798
Area 799	Area 800
Area 801	Area 802
Area 803	Area 804
Area 805	Area 806
Area 807	Area 808
Area 809	Area 810
Area 811	Area 812
Area 813	Area 814
Area 815	Area 816
Area 817	Area 818
Area 819	Area 820
Area 821	Area 822
Area 823	Area 824
Area 825	Area 826
Area 827	Area 828
Area 829	Area 830
Area 831	Area 832
Area 833	Area 834
Area 835	Area 836
Area 837	Area 838
Area 839	Area 840
Area 841	Area 842
Area 843	Area 844
Area 845	Area 846
Area 847	Area 848
Area 849	Area 850
Area 851	Area 852
Area 853	Area 854
Area 855	Area 856
Area 857	Area 858
Area 859	Area 860
Area 861	Area 862
Area 863	Area 864
Area 865	Area 866
Area 867	Area 868
Area 869	Area 870
Area 871	Area 872
Area 873	Area 874
Area 875	Area 876
Area 877	Area 878
Area 879	Area 880
Area 881	Area 882
Area 883	Area 884
Area 885	Area 886
Area 887	Area 888
Area 889	Area 890
Area 891	Area 892
Area 893	Area 894
Area 895	Area 896
Area 897	Area 898
Area 899	Area 900
Area 901	Area 902
Area 903	Area 904
Area 905	Area 906
Area 907	Area 908
Area 909	Area 910
Area 911	Area 912
Area 913	Area 914
Area 915	Area 916
Area 917	Area 918
Area 919	Area 920
Area 921	Area 922
Area 923	Area 924
Area 925	Area 926
Area 927	Area 928
Area 929	Area 930
Area 931	Area 932
Area 933	Area 934
Area 935	Area 936
Area 937	Area 938
Area 939	Area 940
Area 941	Area 942
Area 943	Area 944
Area	

CRP #18  
ORANGE STREET EAST



Coupled with CRP Project Orange Street West, this project will develop and redevelop areas contiguous to East-West Thruway(Inter-state Route 280) and Midtown Connector(State Route 75). The project is now in preliminary planning with major reuses contemplated to include commercial, industrial and one instance of public use. Such uses will be based primarily on existing-to-remain facilities. Renewal activities in the project will also greatly aid in the development of an equitable traffic pattern of local streets, in conjunction with various on and off ramps from the two major highways, and will alleviate the impact of the Thruway.

## PROJECT DATA



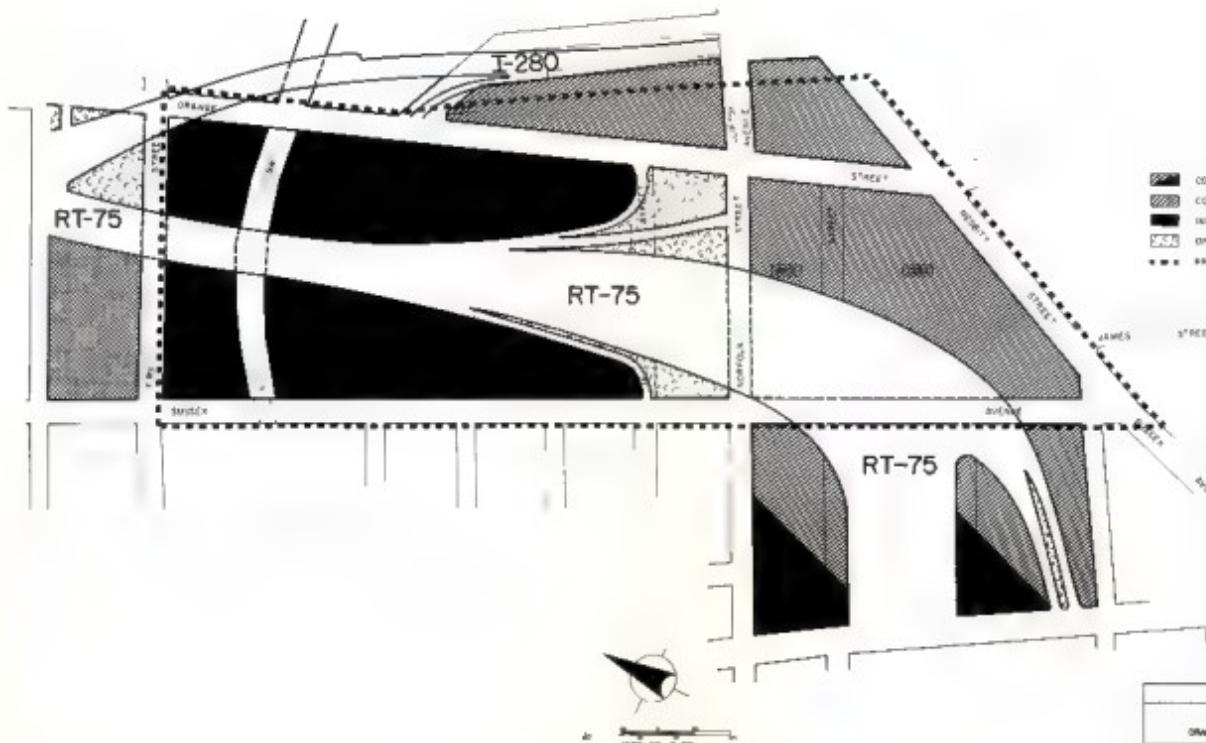
### PREDOMINANT LAND USE

Existing	Proposed
Residential	Highway, Industrial

Local Grant      \$ 500,000.  
 Federal Grant \$1,000,000.  
 Non-cash          \$ 500,000.

### LAND USE TABULATION

EXISTING		PROPOSED	
	Acreage	Number	Development
Residential	16.1	300 D.U.	
Commercial	6.8		8.3      Offices-100,000.sffa. Services-200,000.sffa.
Industrial	8.5		11.8     lt. Ind. 500,000 sffa.
Public- Semi-Public	9.3		1.7      Armory, Parks, Playground
Art. Highway			18.9     E.W. Thruway (I-280) Midtown Connector(Rt 75)
Streets	16.2		12.9
Other			



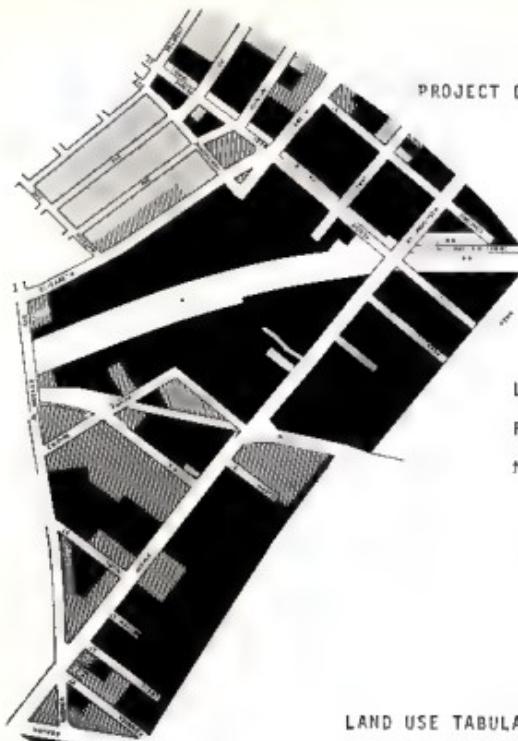
C.R.P. No. 16	
ORANGE STREET EAST 13-2801	
HOUSING AUTHORITY OF THE CITY OF	
<b>NEWARK</b>	
NEWARK, ESSEX COUNTY - NEW JERSEY	

CRP #19  
WEEQUAHIC NORTH



This project is crossed by three highways, i.e. Interstate 78, Route 22 and Route 75, and also the Lehigh Valley Railroad as well as Elizabeth and Frelinghuysen Avenues and borders Weequahic Park. The project will make provision for the highways and eliminate sub-marginal uses. Standard industries will be improved and commercial areas will be increased. Middle Income Housing (220) will be provided for, facing the park and other housing north-east of the intersection along E. Peddie Street.

PROJECT DATA



PREDOMINANT LAND USE

Existing	Proposed
Industrial	Industrial, Highway

Local Grant	\$3,750,000.
Federal Grant	\$7,500,000.
Non-cash	\$1,000,000.

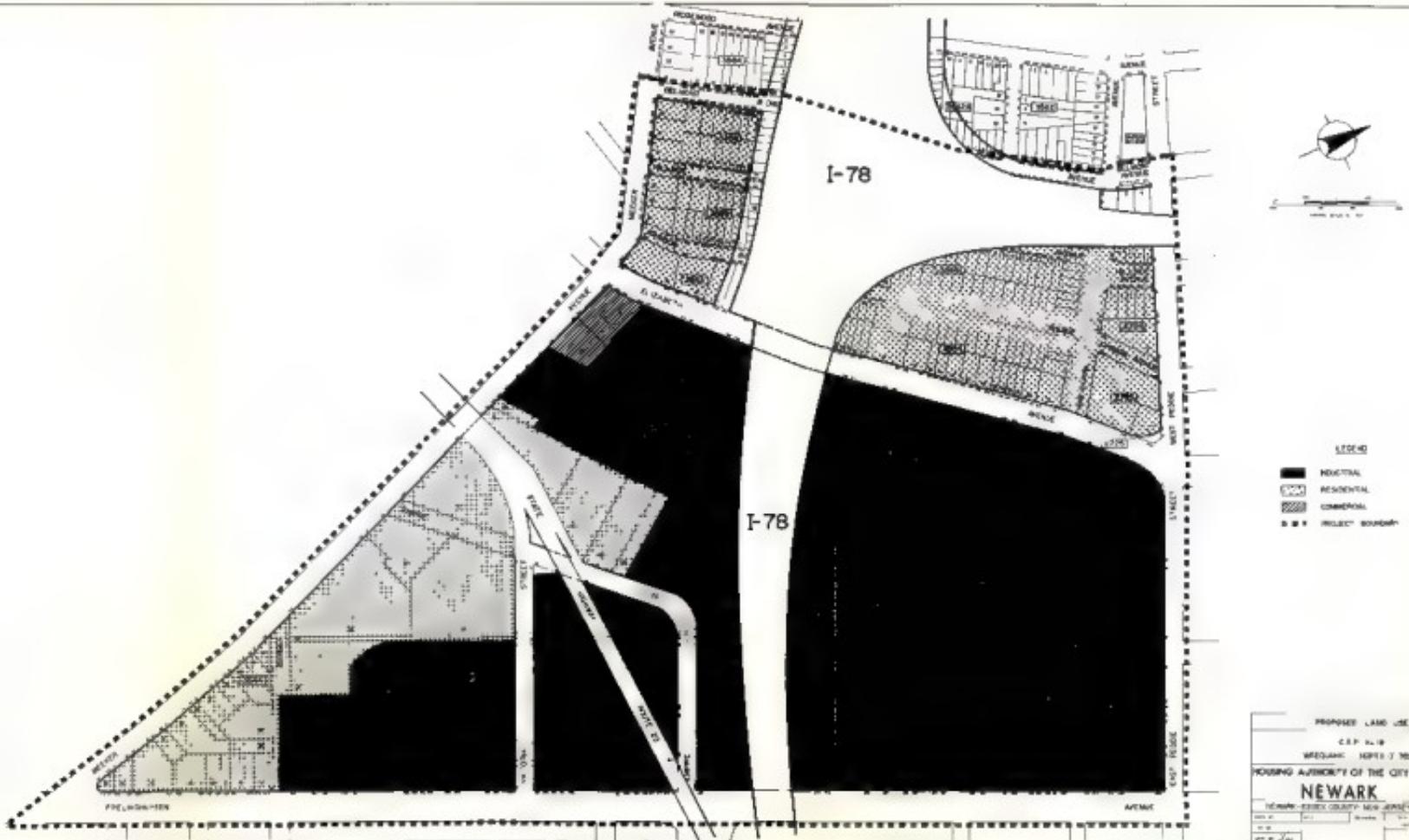
LAND USE TABULATION

EXISTING

	Acreage	Number
Residential	19.3	410 D.U.
Commercial	18.4	
Industrial	62.3	
Public-Semi-Public		
Art. Highway		
Streets	19.6	
Other		

PROPOSED

	Acreage	Development
Residential	28.2	1000. 220.
Commercial	0.8	500. 221 (d)(3)
Industrial	59.1	20,000. sffa. 1,000,000 sffa.
Art. Highway	16.9	I-78
Streets	14.6	



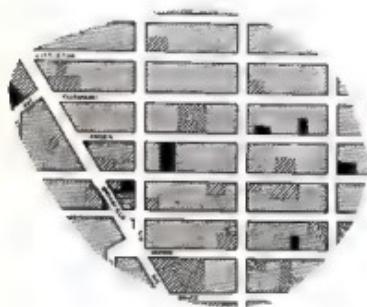
PROPOSED LAND USE	
C.E.P. # 118	
WREQUANT - HIPS 3-76	
HOUSING AUTHORITY OF THE CITY OF	
<b>NEWARK</b>	
NEWARK - ESSEX COUNTY - NEW JERSEY	
DATE:	RECEIVED:
10-10	10-10
ATTN: [Signature]	ATTN: [Signature]

CRP #20  
CAMDEN STREET (SCHOOL)



This project is in preliminary planning. It is proposed to develop and redevelop an area which will form a nucleus for further development of a residential neighborhood. This effort will be greatly aided by the Board of Education's construction of a new building for the Camden Street School. Thus, the predominant reuse in this area will be residential (Section 221-(d)(3) or, if available, a suitable State-sponsored program), the expansion of the school itself, and a small commercial-retail area for convenience shopping.

## PROJECT DATA



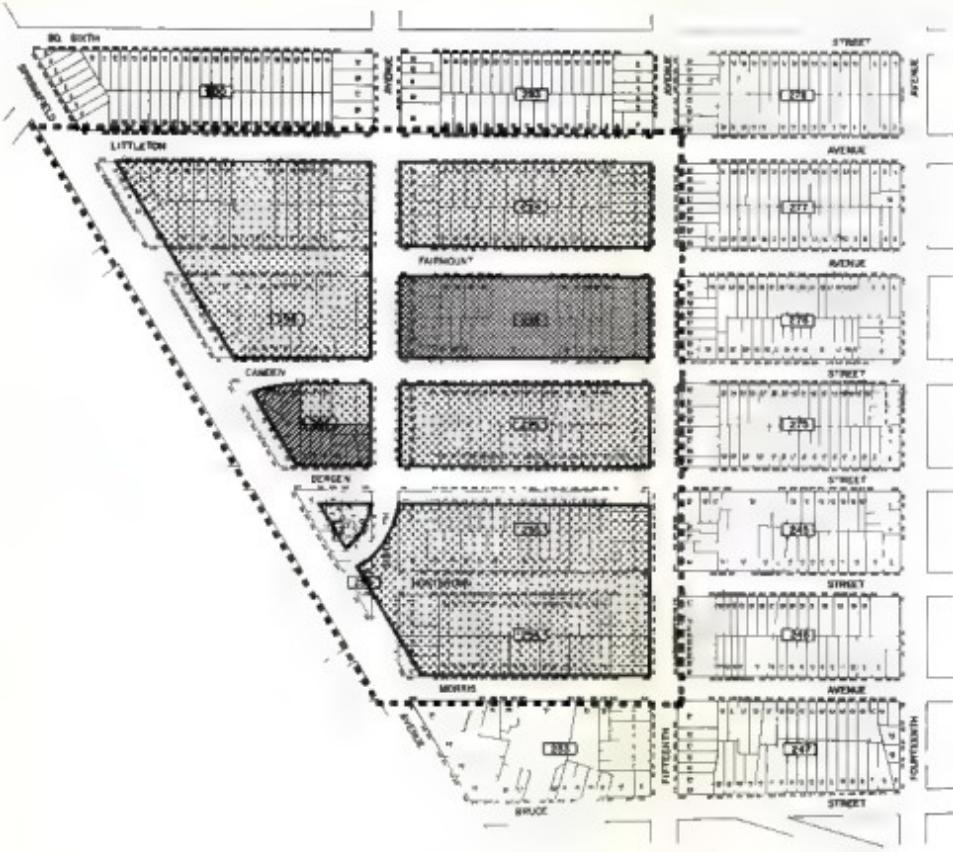
### PREDOMINANT LAND USE

Existing	Proposed
Residential	Residential, School

Local Grant	\$4,500,000.
Federal Grant	\$9,000,000.
Non-cash	\$5,500,000.

### LAND USE TABULATION

EXISTING			PROPOSED
	Acreage	Number	
Residential	20.4	955 D.U.	16.2      1600 D.U.    221(d)(3)
Commercial	2.3		0.7
Industrial	0.2		
Public-Semi-Public	0.7		3.1      School & Playground
Art. Highway			
Streets	15.9		
Other			



#### LEGEND

- COMMERCIAL
- OPEN SPACE
- PUBLIC AND SEMI-PUBLIC
- RESIDENTIAL
- PROJECT BOUNDARY

#### PROPOSED LAND USE

C.R.P. 16-20  
CAMDEN STREET SCHOOL

HOUSING AUTHORITY OF THE CITY OF  
**NEWARK**  
NEWARK-ESSEX COUNTY-NEW JERSEY

CRP #21

SOUTH BROAD THIRD STAGE PROJECT



Preliminary planning work is now being done in this project. The renewal of this area will complete the general South Broad renewal area, which consists of three additional projects identified as South Broad First, Second, and Industrial. The predominant reuse of the area will be residential with some expansion of existing public as well as commercial uses. In addition, some major street changes will effectively establish a new north-south arterial traffic facility in the City by linking Frelinghuysen Avenue with the Washington-Plane Street complex. The residential uses will be further enhanced by the expansion and modernization of existing Miller Street School.

PROJECT DATA



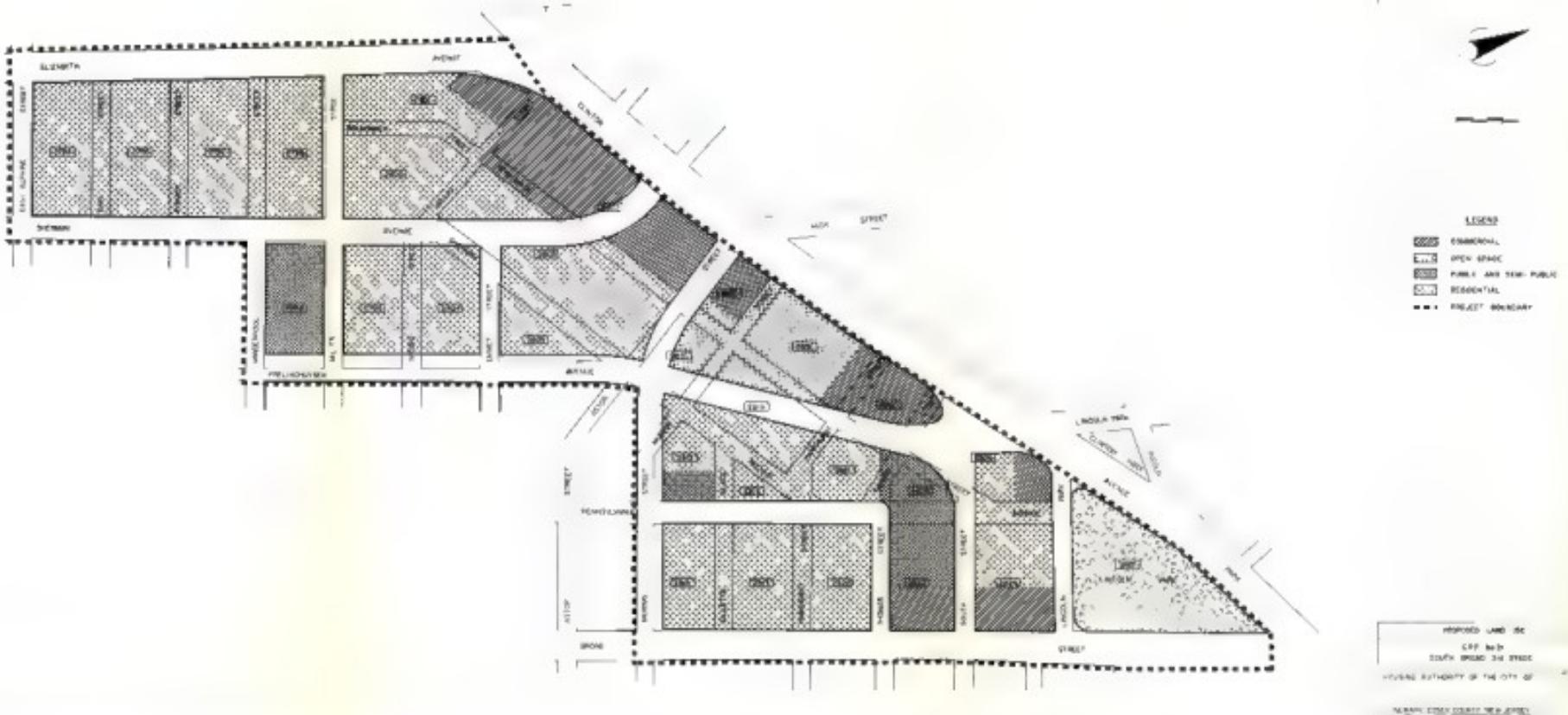
**PREDOMINANT LAND USE**

Existing Residential	Proposed Residential
-------------------------	-------------------------

Local Grant	\$ 5,661,200.
Federal Grant	\$11,322,400.
Non-cash	\$ 1,500,000.

**LAND USE TABULATION**

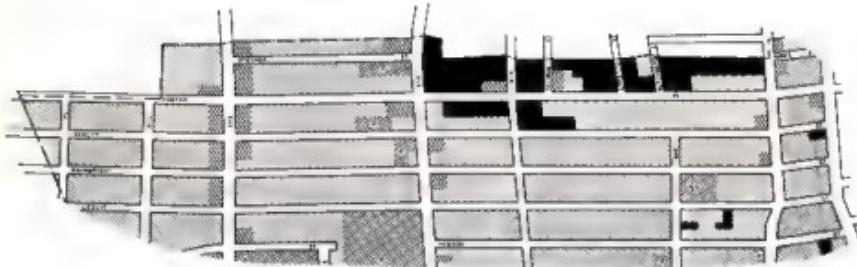
EXISTING		PROPOSED		
	Acreage	Number	Acreage	Development
Residential	41.5	1690 D.U.	39.6	500 D.U. 220, 2000.D.U. 221(d)(3)
Commercial	9.5		9.0	Retail 140,000 sffa. Gar. 1,000, spaces
Industrial	1.9			
Public- Semi-Public	9.8		13.0	School and playground Park
Art. Highway				
Streets	23.5		24.7	Frelinghuysen widening
Other				



CRP #22  
CITY LINE (I-78)



This project is one of several strip projects that will be developed in connection with the State and Federal Highway Program. Interstate 78 bisects almost fifty percent of the project area. The majority of the remaining area is for industrial use and a small portion is for residential uses.



## PROJECT DATA

## PREDOMINANT LAND USE

Existing Residential	Proposed Highway, Industrial	Local Grant Federal Grant Non-cash	\$380,000. \$760,000. \$100,000.
----------------------	---------------------------------	--	--

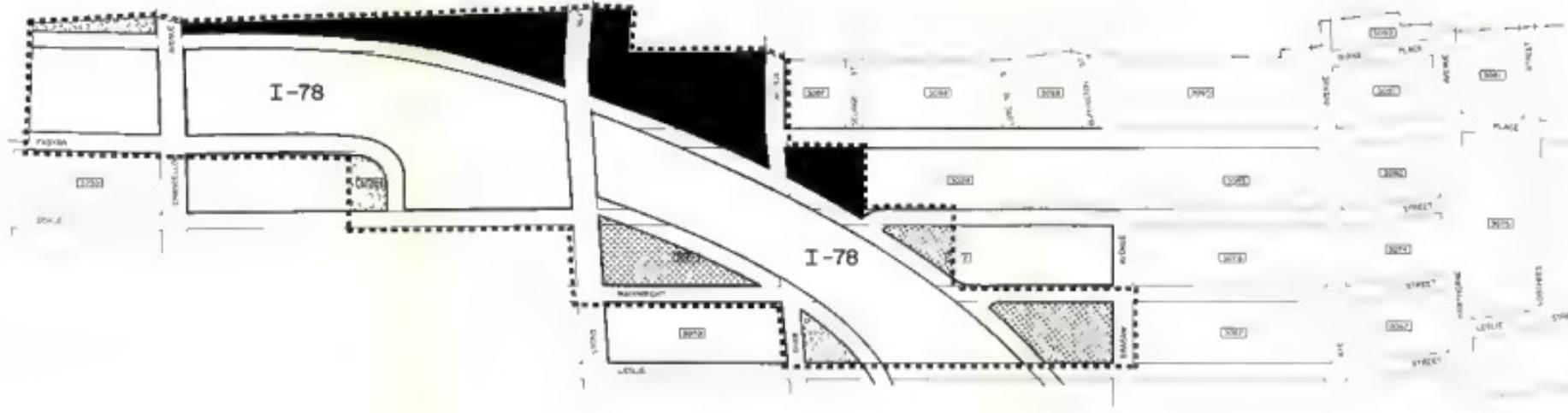
## LAND USE TABULATION

EXISTING		PROPOSED	
	Acreage	Number	Development
Residential	24.9	25 D.U.	3.8 32 D.U. Pvt.
Commercial	1.8		
Industrial	5.3		7.9 300,000 sffas.
Public-Semi-Public	0.1		2.0 Parks
Art. Highway			26.5 I-78
Streets	13.6		5.5
Other			

TOP%

66

RIVINGTON



15000

- RECENTS  
 OPEN SPACES  
 RECENTS  
• 48 3 PROJECT BOUNDARY



卷之三十一

二四三

CITY LINE 178

## **NEWARK**

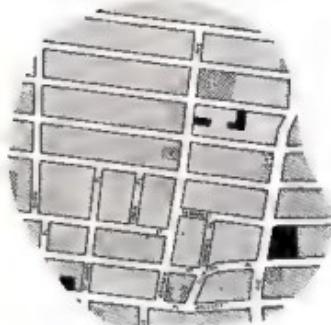
PROPOSED LAND USE	
CPR No. 22	
CITY JUNE 1 1981	
PROPOSAL AUTHORITY OF THE DPR OF L	
<b>NEWARK</b>	
DEPARTMENT	ESSEX COUNTY - NEW JERSEY 1
APPROVAL DATE	1981-06-01
APPROVAL NUMBER	1

CRP #23  
WOLCOTT (I-78)



This is a strip project in which Interstate 78 bisects approximately thirty-five per cent of the area. Major reuses in the remaining area will be predominantly residential, with a small portion being used for commercial purposes.

PROJECT DATA



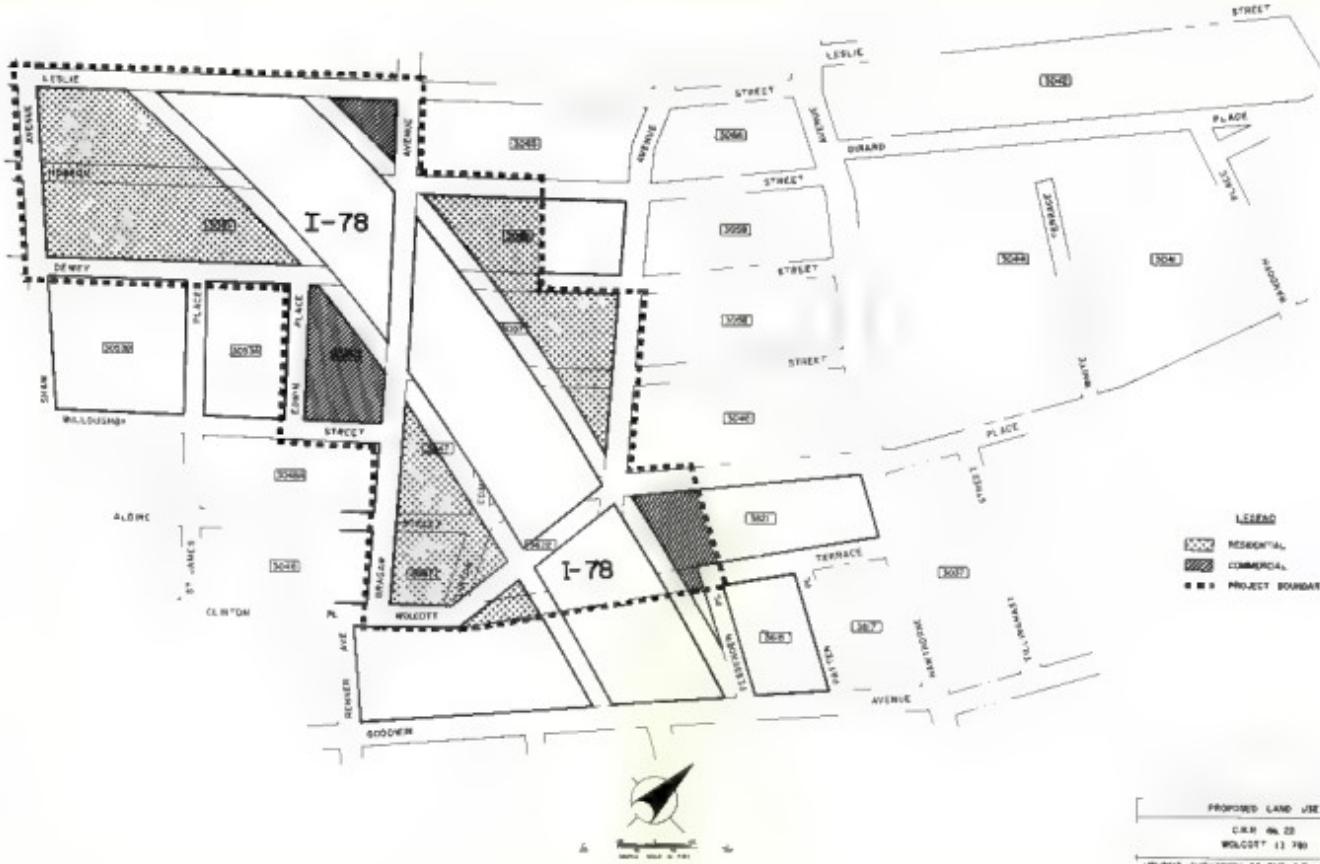
PREDOMINANT LAND USE

Existing	Proposed
Residential	Highway, Residential

Local Grant	\$1,050,000.
Federal Grant	\$2,100,000.
Non-cash	\$ 100,000.

LAND USE TABULATION

EXISTING		PROPOSED	
	Acreage	Number	Acreage
Residential	25.5	208 Highway 25 U.R.	10.7
Commercial	0.6		2.4
Industrial			
Public- Semi-Public	0.6		
Art. Highway			13.9
Streets	12.6		8.8
Other			
			I-78



PROBLEMS 1-1000 111

七五  
七六

第26页共43页

## **NEWARK**

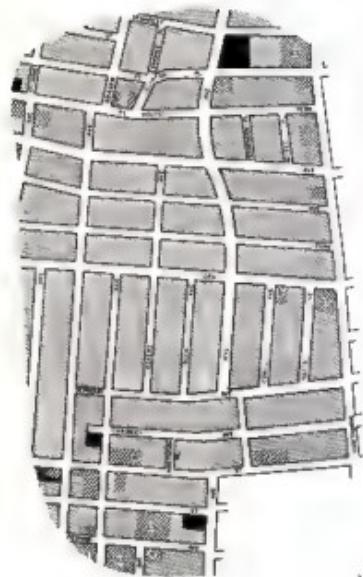
NEWARK-EISOME COUNTY-NEW JERSEY		
SEARCHED	INDEXED	FILED
SERIALIZED	FILED	
SEARCHED	INDEXED	

CRP #24  
BERGEN (I-78)



Interstate 78 bisects some sixty per cent of this strip project from Wolcott Terrace to Bergen Street. Major reuse will be approximately forty per cent residential.

PROJECT DATA



PREDOMINANT LAND USE

Existing Residential	Proposed Highway, Residential
-------------------------	-------------------------------------

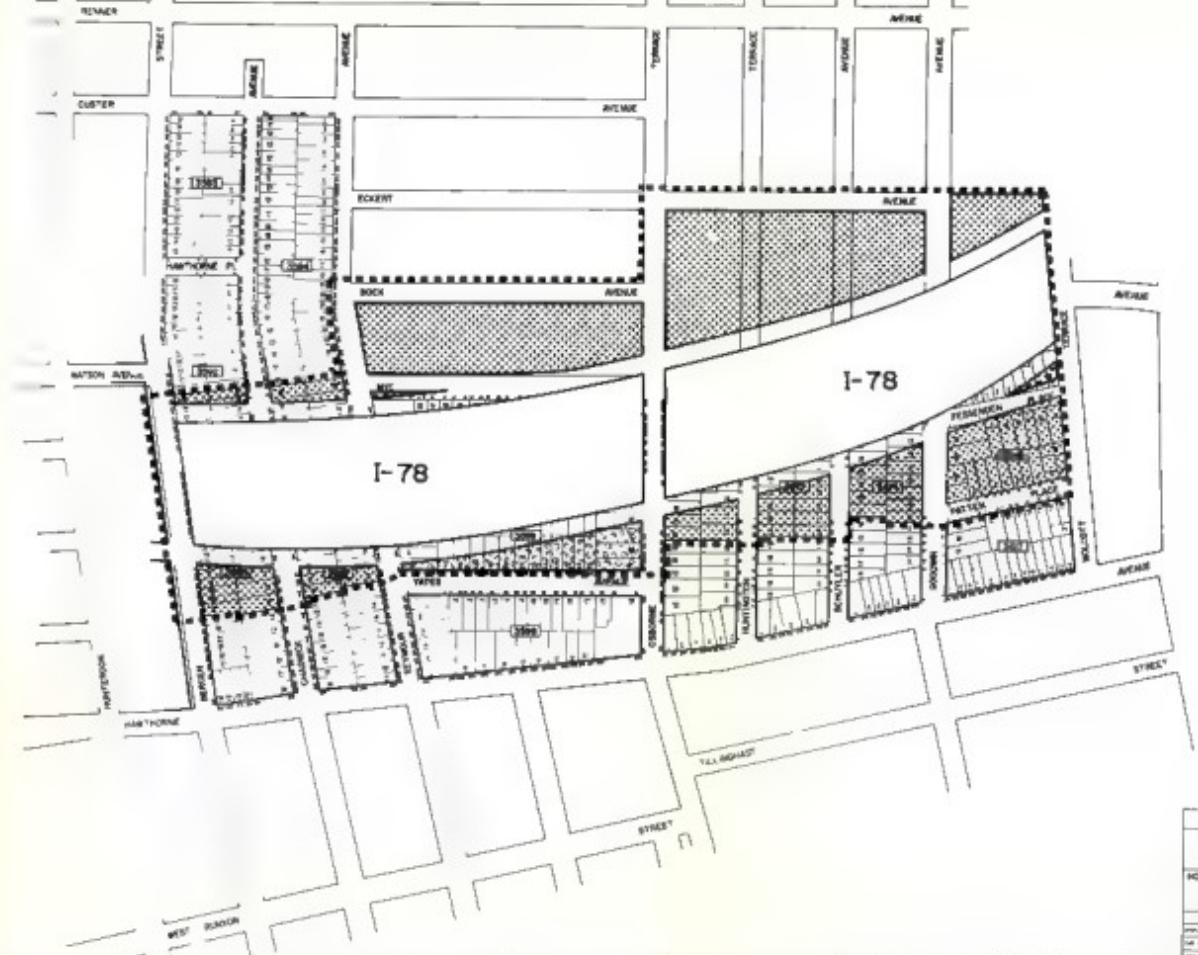
Local Grant	\$1,000,000.
Federal Grant	\$2,538,000.
Non-cash	\$ 100,000.

LAND USE TABULATION

EXISTING

PROPOSED

	Acreage	Number	Acreage	Development
Residential	33.2	245 U.R. 326 Hwy.	13.5	FHA 220 500 D.U. FHA 221(d)(3)250 DU Pvt. 20 D.U.
Commercial				
Industrial				
Public- Semi-Public	0.6		1.4	Park
Art. Highway				
Streets	15.6		3.6	
Other				



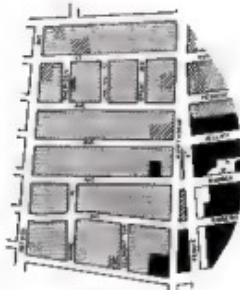
PROPOSED LAND USE	
CRP No 94	
BERGEN 12-781	
HOUSING AUTHORITY OF THE CITY OF	
<b>NEWARK</b>	
NEWARK-ESSEX COUNTY-NEW JERSEY	
Lot No.	Block No.
Sub No.	Unit No.
Size - Acre	Size - Sq. Ft.
Size - Sq. Yds.	Size - Sq. M.

CRP #25  
BELMONT (I-78)



This strip project, extending from Bergen Street to Belmont Avenue, is bisected by Interstate 78, which encompasses about seventy-five per cent of the area. The remaining area is used for residential purposes.

PROJECT DATA



PREDOMINANT LAND USE

Existing	Proposed
Residential	Highway, Residential

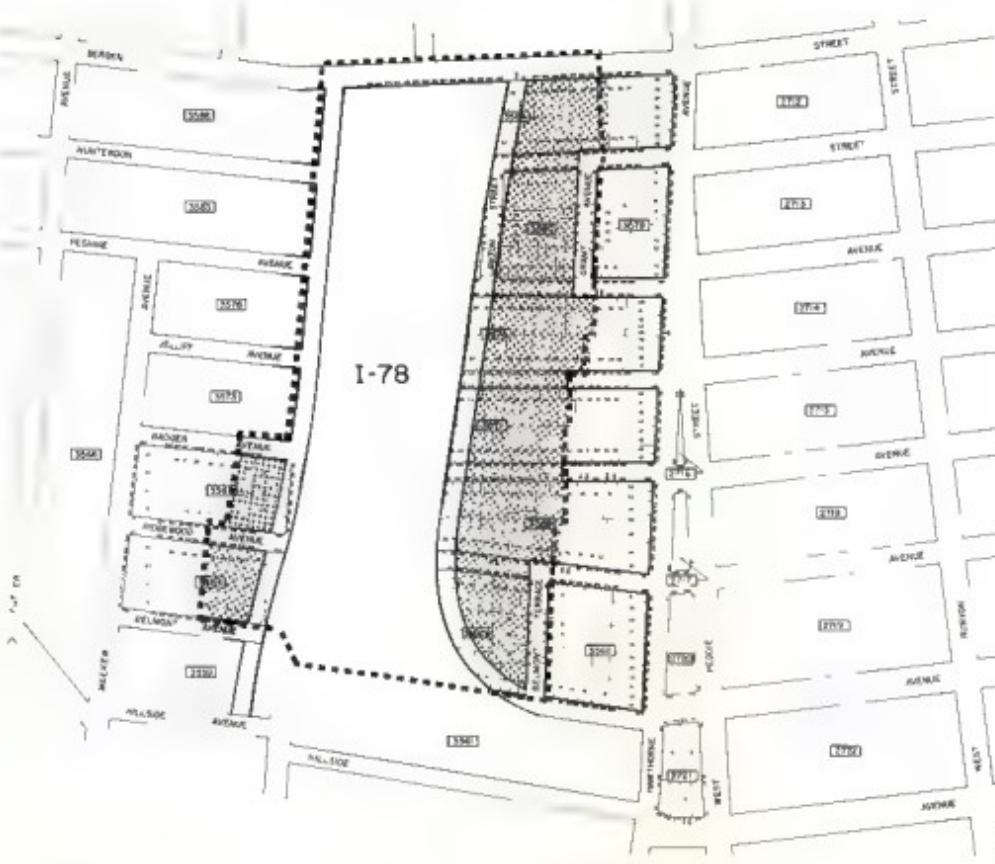
Local Grant	\$ 842,000.
Federal Grant	\$1,648,000.
Non-cash	100,000.

LAND USE TABULATION

EXISTING

PROPOSED

	Acreage	Number	Acreage	Development
Residential	14.4	145 U.R. 426 Hwy.	6	36 Private Houses
Commercial	0.4			
Industrial	0.3			
Public- Semi-Public	0.1			
Art. Highway			14	I-78
Streets	9.5		4	
Other				



-4-

RESIDENTIAL  
PRODUCTS

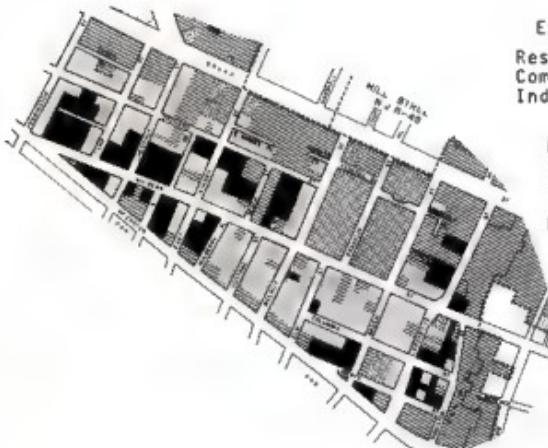
PROPOSED LAND USE	
CROP NO 25	
SHEETNO 12-781	
OWNER'S AUTHORITY OF THE CITY OF	PRINTED NAME
<b>NEWARK</b>	
NEWARK, ESSEX COUNTY, NEW JERSEY	
MAIL ADDRESS	PHONE NUMBER
NAME OF CROP	ACRES
NAME OF CROP	ACRES

CRP #26  
PERFORMING ARTS PROJECT



This project is in preliminary planning. An area which is in the southerly part of Newark's downtown, is proposed to be developed into three major reuses. Such uses will be: commercial, generally along Broad Street and Mulberry Street; industrial, generally between Mulberry Street and McCarter Highway; and public, located generally in an area which already contains a number of Federal and City office buildings as well as the Mosque Theatre recently purchased by the City.

## PROJECT DATA

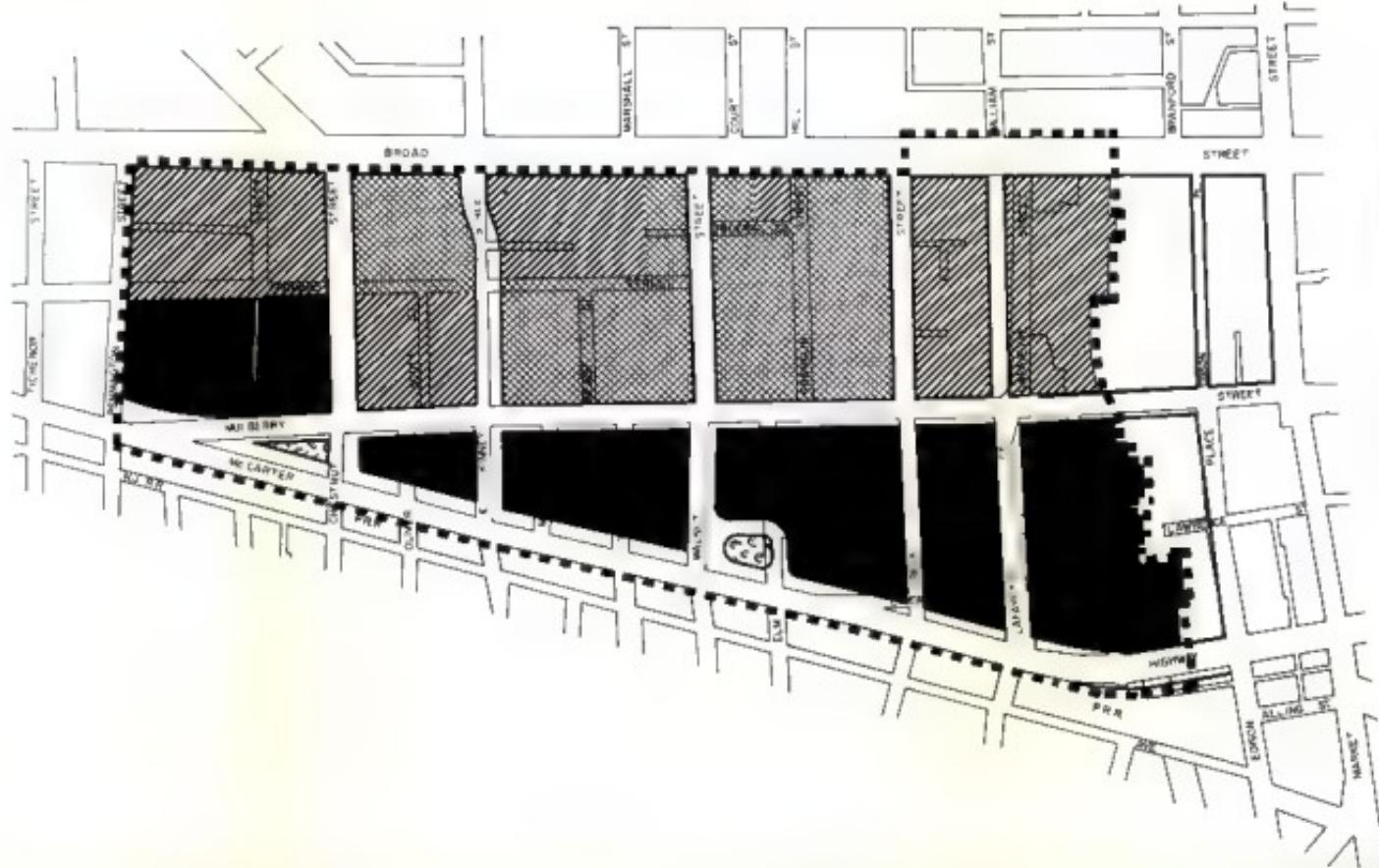


### PREDOMINANT LAND USE

Existing	Proposed
Residential, Commercial, Industrial	Public, Commercial, Industrial

### LAND USE TABULATION

EXISTING	PROPOSED
Acreage	Number
29.0	1226. D.U.
21.3	1060 Broad Banks, etc., Essex House
14.0	Standard to be retained
13.0	Mosque & churches to be retained
Art. Highway (McCarter)	(McCarter)
Streets	20.7
Other	



#### LEGEND

- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- PUBLIC AND SEM - PUBLIC
- ■ ■ PROJECT BOUNDARY

CRP No. 26  
PERFORMING ARTS

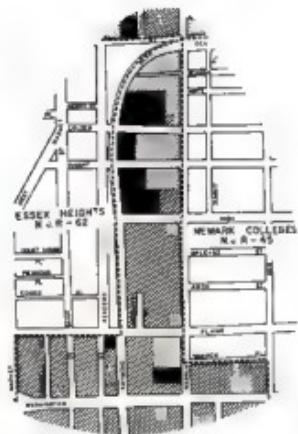
HOUSING AUTHORITY OF THE CITY OF	NEWARK
NEWARK-ESSEX COUNTY-NEW JERSEY	
STATE OF NEW JERSEY	RECEIVED
DATE 10/10/00	FILED
2000	2000
BY [Signature]	2000

CRP #27  
RAYMOND BLVD.



This project rounds out the Newark College Expansion Project by providing housing sites for the college. It also preserves standard buildings in the area and provides for the introduction of additional commercial land uses.

## PROJECT DATA



### PREDOMINANT LAND USE

Existing	Proposed
Commercial	Commercial, Residential

Local Grant	\$4,500,000.
Federal Grant	\$9,000,000.
Non-cash	\$ 500,000

### LAND USE TABULATION

#### EXISTING

	Acreage	Number	
Residential	4.5	250 U.R.	
Commercial	15.5		19.1
Industrial	4.5		17.2
Public-Semi-Public			
Art. Highway			
Streets	7.4		6.5
Other			

#### PROPOSED

Development
College Housing
Offices and Services



MAP SCALE 1:4000

LEGEND

- COMMERCIAL
- RESIDENTIAL
- ■ ■ PROJECT BOUNDARY

NOTE NEW REUSE INCLUDES UTILIZATION  
OF AIR RIGHTS OVER RAYMOND  
BOULEVARD BETWEEN PLANE &  
WASHINGTON STREETS

PROPOSED LAND USE

C.R.P. No. 27  
RAYMOND BOULEVARD

HOUSING AUTHORITY OF THE CITY OF

NEWARK, NEW JERSEY

APR 16 1985

APR 16 1985

CRP #28  
MIDTOWN CONNECTOR-  
ESSEX HEIGHTS (3rd Stage)



The Midtown Connector (Route 75) crosses this project and connects with Interstate 280 and includes the fringe areas along the highways. Residential and commercial areas will occupy approximately sixty per cent of the remaining area, the balance providing for industrial and public usages. This project includes the former Essex Heights (3rd Stage) project which completes development of the Essex Heights area.

PROJECT DATA



PREDOMINANT LAND USE

Existing	Proposed
----------	----------

Commercial, Residential	Highway, Commercial, Residential
----------------------------	--

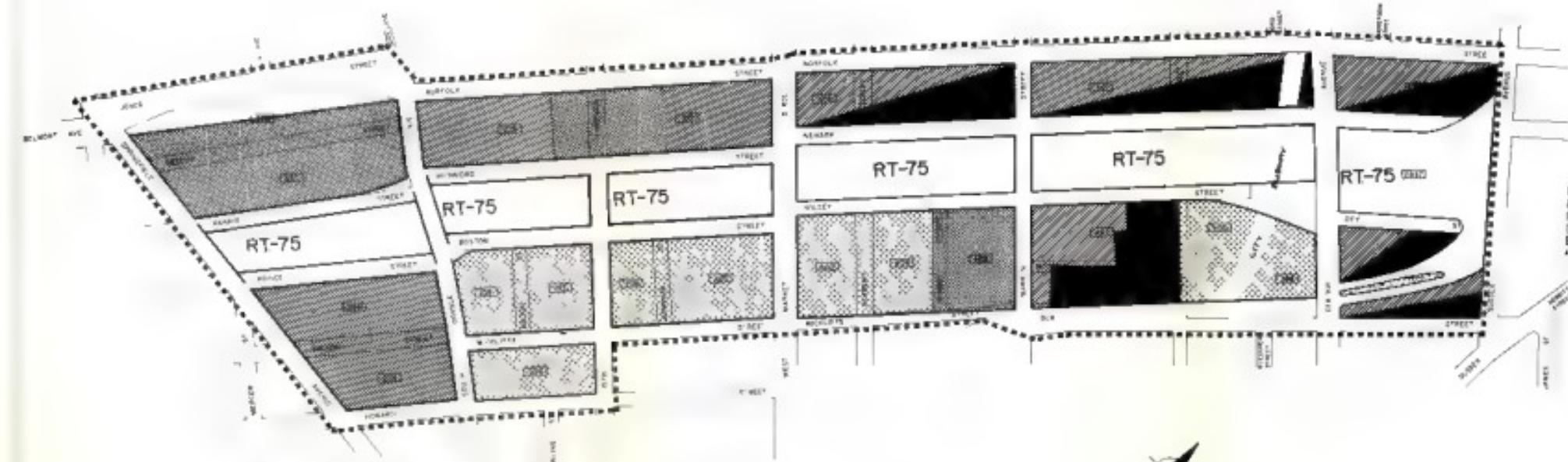
Local Grant	\$ 5,000,000.
Federal Grant	\$10,000,000.
Non-cash	\$ 2,000,000.

LAND USE TABULATION

EXISTING

PROPOSED

	Acreage	Number	Acreage	Development
Residential	37.8	1040 D.U.	15.1	1000 D.U. 221(d)(3)
Commercial	13.5		18.9	800,000 sffa.
Industrial	15.7		8.5	400,000 sffa.
Public- Semi-Public	7.3		9.8	School,playgrounds
Art. Highway			37.7	Midtown Conn.(Rt.75)
Streets	39.7		24.0	
Other				



Scale  
1/4 mile

PROPOSED LAND USE
CAF or RR
MOTORWAY CONNECTOR
FREEWAY (INTERSTATE)
PROPOSED AUTHORITY OF THE CITY OF
<b>NEWARK</b>
NEWARK'S STATE PLANNING AGENCY
PP-1
PP-2
PP-3
PP-4

CONSERVATION PROGRAM

The preceding twelve-year program is primarily clearance but includes considerable conservation and expansion of existing properties and usages. This program concentrates on the center of the city and eliminates a substantial part of the city's obsolete substandard housing and submarginal non-residential usages substituting new housing in a wide rental range and new commercial, industrial, educational health, civic and cultural facilities.

As this panel indicated at the first meeting, there is a substantial volume of usable to excellent housing in reasonable and good environments beyond the fringes of the central area. These fringe areas proper will require urban renewal treatment as soon as funds and ability to carry-out more projects permit.

The usable and good housing in the outer areas requires varying degrees of aid to correct and prevent structural and environmental deterioration. For this purpose we propose a Conservation and Code Enforcement Program concurrently with the Central City clearance program. It is proposed that field offices staffed with technical and administration personnel be established throughout the areas as an initial step to determine practical plans and procedures to apply the aids provided in the Housing and Urban Development Act of 1965.

The program which follows will require only planning and administration funds in the early years.

The Planning and Administration of these conservation projects to be carried on in the years 1966 to 1977 concurrently with the preceding twelve year Community Renewal Program

<u>CONSERVATION PROJECTS</u>	<u>ACRES</u>
No. Newark Conservation Park - Bloomfield Ave.	180
Elizabeth Ave. - Conservation	73
West Side Conservation Avon - Central along City Line	230
Roseville Conservation Orange St. - Park Ave.	220
West Side Conservation East of Fairmount Cem.	200
Roseville Conservation No. of Bloomfield Ave.	187
Clinton Hill Conservation Avon to Hawthorne Aves.	310
No. Newark Conservation Mt. Prospect - McCarter Hwy.	261
No. Newark Conservation Heller Pkwy. - Verona Ave.	260
Ironbound Conservation P.R.R. to Adams St.	245
Vailsburg Conservation Vermont Ave. to Sandford Ave.	330
Weequahic Conservation No. Section - Interstate 78	200

AREAS REQUIRING NO URBAN RENEWAL ACTION

No. Newark - Adjacent to Branch Brook Park	200
Weequahic - So. Section	550
Vailsburg - Western Section	400

S U M M A R Y      S C H E D U L E S

The first schedule shows estimated annual local grant funds required for the projected 12 year program.

Schedules 2 and 3 show respectively the residential and commercial-industrial development which would be feasible on the Urban Renewal sites.

Schedule 4 shows the annual difference in real estate tax which would result.

LOCAL GRANTS  
COMMUNITY RENEWAL PROGRAM  
NEWARK HOUSING AUTHORITY

**RESIDENTIAL DEVELOPMENT SCHEDULE  
COMMUNITY RENEWAL PROGRAM  
NEWARK HOUSING AUTHORITY**

PROJECT NUMBER	PROJECT NAME	DEVELOPED BY	PERIOD FOR WHICH APPROVED	GENERAL TYPE	PERIOD FOR WHICH APPROVED												CONSTRUCTED		
					1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	
A COLORADO	3-1 & 2-2	HBT	1965	2194	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	In Execution
B EAST HILL	CLIFFORD HILL	N.J.R.	1965	3046	PMS 22-0-1965	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
C CENTRAL HILL	N.J.R. 33	HBT	1965	1965	PMS 22-0-1965	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Execution
D CLINTON HILL	N.J.R. 34	HBT	1965	2195	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Execution
E NEWARK COLLEGES EXP	N.J.R. 45	2006	1965	2196	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Execution
F HILL STREET	N.J.R. 46	HBT	1965	2197	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Execution
G EDUCATIONAL CENTER	N.J.R. 47	HBT	1965	2198	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning Part 31
H SOUTH BROAD	N.J.R. 48	HBT	1965	2199	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Execution
I NEWARK PLAZA	N.J.R. 49	HBT	1965	2200	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Execution
J ESSER HEIGHTS I in Stage 1	N.J.R. 50	2196	1965	2201	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Execution
K ESSER HEIGHTS II in Stage 1	N.J.R. 51	2197	1965	2202	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
L ESSER HEIGHTS III in Stage 1	N.J.R. 52	2198	1965	2203	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
M INDUSTRIAL RIVER	N.J.R. 53	445	1977	Retained Pic															
N ST. BENEDICT'S	N.J.R. 54	319	1965	2204	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
O ESSER HEIGHTS 2nd Stage	N.J.R. 55	2199	1965	2205	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
P ST. MICHAEL'S	N.J.R. 56	2193	1965	2206	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
Q SOUTH BROAD 1st and Stage 1	N.J.R. 58	2190	1965	2207	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
R SOUTH BROAD 1st and Stage 2	N.J.R. 59	2191	1965	2208	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	S.B.P. APPLICATION
S ORANGE ST. WEST 1st Stage	N.J.R. 60	2192	1965	2209	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
T ORANGE ST. EAST 1st Stage	N.J.R. 61	2193	1965	2210	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
U WISCONSIN NORTH 1st Stage	N.J.R. 62	2194	1965	2211	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
V CAMDEN ST. [SCHOOL]	N.J.R. 63	2195	1965	2212	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
W SOUTH BROAD 3rd Stage	N.J.R. 64	2196	1965	2213	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
X CITY LINE 1st PBI	N.J.R. 65	2197	1965	2214	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
Z WILCOX ST. 1st PBI	N.J.R. 66	2198	1965	2215	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
A BERGEN (1-78)	N.J.R. 67	2199	1965	2216	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
B BELMONT (1-78)	N.J.R. 68	2200	1965	2217	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
C PERFORMING ARTS	N.J.R. 69	2201	1965	2218	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
D KENNARD BLVD.	N.J.R. 70	2202	1965	2219	College Housing 1965	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
E MOTOMA CONNECTOR 7675	N.J.R. 71	2203	1965	2220	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
F ESSER HEIGHTS 1st Stage	N.J.R. 72	2204	1965	2225	Permit No. 476	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	In Planning
G DEVELOPMENT SCHEDULE		15-20																	
H FAIRFAIR		1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982
I FAIRFIELD		2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
J FAIRFIELD		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
K FAIRFIELD		2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
L FAIRFIELD		2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
M FAIRFIELD		2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
N FAIRFIELD		2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
O FAIRFIELD		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
P FAIRFIELD		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Q FAIRFIELD		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
R FAIRFIELD		2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
S FAIRFIELD		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
T FAIRFIELD		2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
U FAIRFIELD		2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
V FAIRFIELD		2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
W FAIRFIELD		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
X FAIRFIELD		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Y FAIRFIELD		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Z FAIRFIELD		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
A FAIRFIELD		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
B FAIRFIELD		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
C FAIRFIELD		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
D FAIRFIELD		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
E FAIRFIELD		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
F FAIRFIELD		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
G FAIRFIELD		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
H FAIRFIELD		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
I FAIRFIELD		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
J FAIRFIELD		2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
K FAIRFIELD		2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
L FAIRFIELD		2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048

COMMERCIAL-INDUSTRIAL DEVELOPMENT SCHEDULE  
COMMUNITY RENEWAL PROGRAM  
NEWARK HOUSING AUTHORITY

COMMUNITY RENEWAL PROGRAM  
PRELIMINARY REPORT ON RELOCATION

COMMUNITY HOUSING & PLANNING ASSOCIATES  
JOSEPH NEVIN, CONSULTANT

COMMUNITY RENEWAL PROGRAM  
PRELIMINARY REPORT ON RELOCATION

The relocation requirements of the proposals in the Community Renewal Program can be met during the 12-year period for which the Program is scheduled.

The Newark Housing and Redevelopment Agency has relocated more than 10,000 displaced families during the past 15 years. Comprehensive estimates of relocation needs and resources for the 16 projects in the current urban renewal program have been made annually since 1962. Consequently, it is possible to make reliable relocation estimates for the Community Renewal Program including the existing and proposed projects and the displacement of families resulting from thruways, code enforcement, etc. In all cases, these estimates include the maximum potential workload so that there is room to absorb possible increases, for example, in code enforcement or rehabilitation requirements or any other casual unforeseen need.

The total number of families to be displaced in the Community Renewal Program is estimated as follows:

	Total	White	Non-White
Urban Renewal	14,236	5,037	9,199
Thruways, etc.	4,964	2,305	2,659
Displaced Families	19,200	7,342	11,858
	100%	38%	62%

In relocation, as in other aspects of the Community Renewal Program, it is assumed that projects will be scheduled so as to achieve a relatively equal annual workload. The total number of displaced families is expected to run between 1,600 and 1,900 families per year, or between 130 and 160 families per month, from all sources.

The Relocation Division of the Housing Authority, which is the official relocation agency of the City, is administratively capable of handling this relocation workload if current resources are not greatly reduced.

Relocation resources have been, and are expected to continue to be, ample to receive the estimated total workload. At the time of the 1960 U. S. Census, the annual turnover in existing dwellings amounted to 20,765 units. At the same time, there were 7,100 vacant dwelling units. Since then, according to building permit data, there has been a small excess of new dwellings constructed over dwelling units demolished. Also, by reference to the electric meter index, the number of vacant units is estimated to be about the same as in 1960.

In addition to these resources in existing dwellings, the Community Renewal Program, as stated elsewhere, proposes the re-building in urban renewal areas of a larger number of dwellings than the number of units that are to be demolished. Already, more than 800 dwellings on urban renewal sites are nearing completion. In addition, the Housing Authority is

developing 2,000 public housing apartments for the elderly in various locations.

On the other hand, available resources are not likely to be absorbed by increase in population. Between 1950 and 1960, net out-migration of families resulted in a loss of 33,556 in the population of the City for the decade.

Taking all these considerations into account, it appears that the total vacancies possibly available for rehousing displaced families will amount to 15 or more times the number of families to be displaced by proposals of the Community Renewal Program and by other relocation activity during the same period. This large excess is considered sufficient to allow for the elimination by inspection of deficient units and to permit a reasonable freedom of choice to the displaced families.

For the current urban renewal program, it has been possible to match the requirements of displaced families with the characteristics of the housing supply in considerable detail. For these project areas, surveys have compiled information on the size of family, tenure, income and eligibility for public housing. This data has been compared to the size of dwelling, availability for rent or for sale, rent or value of dwelling, etc. No absolute deficit in the supply was found in any category. It was evident, however, that there would be some difficulty in relocating a small number of very large

families. Also, some low-income families could not be properly re-housed except in the 10,721 public housing apartments in the Housing Authority's program.

The results of these comparisons made for the current urban renewal program, which comprises one-half the Community Renewal Program in number of families, are considered to be valid for the entire Community Renewal Program about which information is not available in the same detail. All discernable differences between the total displacement and the current urban renewal displacement indicate somewhat higher income families in the total displacement because projects bordering thruways traverse the City whereas the urban renewal areas are severely blighted.

On the basis of the extensive experience of the Housing Authority, it is assumed that resources are ample for and that the relocation of individuals and of non-residential site occupants will be accomplished with less difficulty and in a shorter time than is required for the relocation of families.

Existing and new relocation resources in Newark will be entirely adequate to accommodate all the families to be displaced by the proposals of the Community Renewal Program. The displaced families can be relocated in decent, safe and sanitary dwellings within their financial means. Such dwellings in any part of the City are readily accessible to places of employment and are not less desirable than the displacement areas in regard to public and commercial facilities.